

## \$219,000 - 202 534 Watt Boulevard, Edmonton

MLS® #E4437491

**\$219,000**

2 Bedroom, 2.00 Bathroom, 963 sqft

Condo / Townhouse on 0.00 Acres

Walker, Edmonton, AB

This inviting 2-bedroom, 2-bathroom condo offers a great mix of space, comfort, and convenience all in a location that makes everyday living easy. The open-concept layout gives the home a bright, airy feel, with large windows that let in tons of natural light. Step out onto your private balcony for your morning coffee or just to take in some fresh air. Both bedrooms are well-sized, and the primary comes with its own ensuite bath for added privacy. You'll also find in-suite laundry and plenty of closet space throughout. This unit comes with two parking stalls and a separate storage locker. Situated near public transit, grocery stores, parks, and other everyday amenities, this condo is ideal for anyone looking for low-maintenance living in a connected, convenient neighborhood. Whether you're a first-time buyer, downsizing, or just looking for a solid place to land this oneâ€™s worth a look.

Built in 2012

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4437491  |
| Price      | \$219,000 |
| Bedrooms   | 2         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 963                    |
| Acres          | 0.00                   |
| Year Built     | 2012                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 202 534 Watt Boulevard |
| Area        | Edmonton               |
| Subdivision | Walker                 |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T6X 1P7                |

### Amenities

|           |                                                                                                                   |
|-----------|-------------------------------------------------------------------------------------------------------------------|
| Amenities | Closet Organizers, Detectors Smoke, Intercom, Parking-Plug-Ins, Parking-Visitor, Storage-Locker Room, See Remarks |
| Parking   | Heated, Stall, Underground                                                                                        |

### Interior

|                   |                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                   |
| Appliances        | Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Hot Water, Natural Gas                                                                             |
| # of Stories      | 4                                                                                                  |
| Stories           | 1                                                                                                  |
| Has Basement      | Yes                                                                                                |
| Basement          | None, No Basement                                                                                  |

### Exterior

|                   |                                                                                                                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                                                                                            |
| Exterior Features | Airport Nearby, Flat Site, Golf Nearby, Landscaped, Low Maintenance Landscape, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                                                                              |
| Construction      | Wood, Stone, Vinyl                                                                                                                                                                            |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 20th, 2025  
Days on Market                28  
Zoning                              Zone 53  
Condo Fee                        \$505

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