

\$449,000 - 407 Watt Boulevard, Edmonton

MLS® #E4454532

\$449,000

3 Bedroom, 2.50 Bathroom, 1,019 sqft

Single Family on 0.00 Acres

Walker, Edmonton, AB

Welcome to this inviting bi-level home featuring a fully developed basement and an ideal layout for growing families. Boasting 4 bedrooms and 3 bathrooms, this home offers both comfort and functionality. The open-concept main floor is filled with natural light and includes a spacious living room, thoughtfully designed kitchen-center island, updated appliances, pantry and dedicated dining space. 3 generous bedrooms, a 4pc guest bath and primary with ensuite completes the main level. Downstairs features a unique built-in play space makes this a dream for families with young children. A bedroom space and additional 2 pc bath. A large laundry/utility/storage room expands the space. The double detached garage offers additional convenience and storage. Located in a family-friendly neighborhood walking distance schools, parks, and shopping/amenities nearby, this home blends everyday practicality with thoughtful family-oriented features.

Built in 2013

Essential Information

MLS® # E4454532

Price \$449,000

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,019
Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

Community Information

Address	407 Watt Boulevard
Area	Edmonton
Subdivision	Walker
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 0P6

Amenities

Amenities	On Street Parking, Front Porch
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Humidifier-Power(Furnace), Refrigerator, Stacked Washer/Dryer, Storage Shed, Stove-Electric
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Back Lane, Fenced, Flat Site, Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 24th, 2025
Days on Market	24
Zoning	Zone 53

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 17th, 2025 at 9:02pm MDT