

# \$164,900 - 117 530 Watt Boulevard, Edmonton

MLS® #E4429430

**\$164,900**

1 Bedroom, 1.00 Bathroom, 674 sqft  
Condo / Townhouse on 0.00 Acres

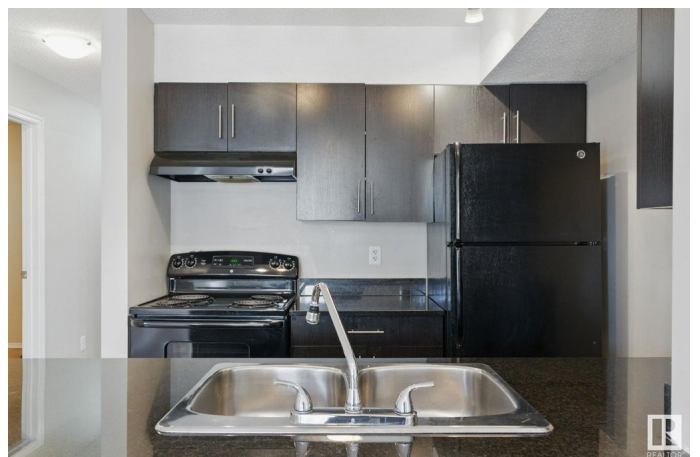
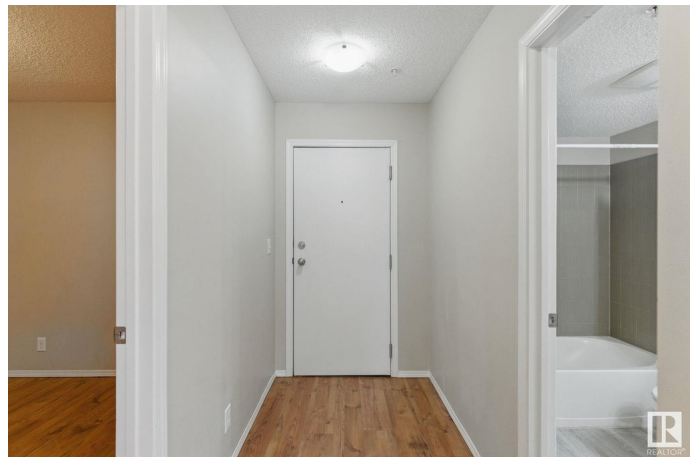
Walker, Edmonton, AB

Welcome to Walker Lake Landing! LOW CONDO FEES! This open-concept main floor unit offers 1 generously sized bedroom with a walk-in-closet, a den with closet, and 1 full bathroom. Enjoy the convenience of in-suite laundry and beautiful granite countertops in your kitchen! Walk right outside to your patio, and straight onto the green space this summer. Outdoor parking stall included. This prime location is just minutes from Anthony Henday - with schools, shopping, and public transit within walking distance. Whether you're a first time home buyer, investor, or downsizing, this property is move in ready, and ready for you. Welcome Home!

Built in 2012

## Essential Information

MLS® #	E4429430
Price	\$164,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	674
Acres	0.00
Year Built	2012
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment



Style Single Level Apartment  
Status Active

### Community Information

Address 117 530 Watt Boulevard  
Area Edmonton  
Subdivision Walker  
City Edmonton  
County ALBERTA  
Province AB  
Postal Code T6X 1P7

### Amenities

Amenities See Remarks  
Parking Stall

### Interior

Appliances Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric  
Heating Baseboard, Natural Gas  
# of Stories 4  
Stories 1  
Has Basement Yes  
Basement None, No Basement

### Exterior

Exterior Wood, Vinyl  
Exterior Features Public Transportation, Schools, Shopping Nearby  
Roof Asphalt Shingles  
Construction Wood, Vinyl  
Foundation Concrete Perimeter

### Additional Information

Date Listed April 6th, 2025  
Days on Market 7  
Zoning Zone 53  
Condo Fee \$339

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Listing information last updated on April 13th, 2025 at 7:02am MDT