

# \$219,900 - 118 530 Watt Boulevard, Edmonton

MLS® #E4448764

**\$219,900**

2 Bedroom, 2.00 Bathroom, 969 sqft

Condo / Townhouse on 0.00 Acres

Walker, Edmonton, AB

Welcome to this bright and well-kept 2 bed, 2 bath condo in Walker Lake! Featuring brand new vinyl plank flooring (no carpet), an open-concept layout with granite countertops, and large windows that fill the space with natural light. The spacious primary bedroom includes a walk-in closet and 4-piece ensuite. The second bedroom perfect for guests and kids is generously sized and located next to the second 4-piece bath. A versatile office/flex space adds extra functionality. Enjoy your own private patio—great for relaxing or entertaining. This unit also comes with a titled, heated underground parking stall. Located in a quiet and safe SW Edmonton community, just steps to schools, parks, shopping, and public transit. Professionally cleaned and move-in ready!

Built in 2012

## Essential Information

MLS® #	E4448764
Price	\$219,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	969
Acres	0.00
Year Built	2012



Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	118 530 Watt Boulevard
Area	Edmonton
Subdivision	Walker
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 1P7

### Amenities

Amenities	Patio, Security Door
Parking	Heated, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, 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	Concrete, Stone, Vinyl, Wood
Exterior Features	Airport Nearby, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Tar & Gravel
Construction	Concrete, Stone, Vinyl, Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 19th, 2025
Days on Market	8

Zoning	Zone 53
Condo Fee	\$498

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 July 26th, 2025 at 10:32pm MDT