

## \$165,000 - 530 Watt Boulevard, Edmonton

MLS® #E4439804

**\$165,000**

1 Bedroom, 1.00 Bathroom, 570 sqft

Condo / Townhouse on 0.00 Acres

Walker, Edmonton, AB

**INVESTORS and FIRST TIME HOME BUYERS ALERT!!** This condo unit is perfect for you. No more problems with removing snow from your car, as it comes with one titled **UNDER GROUND** parking. This one bed, one Den of same size as the bedroom, & a bath is perfect for a family. It also includes an in-unit laundry. This location is very close to Charlesworth commercial Plaza & Harvest Hills Market which includes Walmart, SuperStore, Sobeys, Winners, Tim Hortons, McDonalds, 2 Gas Stations and many more stores. Costco , South Commons Commercials, Airport, Amazon are also at 10-15 minutes drive. Close to Gurdwara & Church. Transit is at the doorsteps.

Built in 2012

### Essential Information

MLS® #	E4439804
Price	\$165,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	570
Acres	0.00
Year Built	2012
Type	Condo / Townhouse



Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

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

### Amenities

Amenities	On Street Parking, No Smoking Home, Parking-Visitor
Parking	Underground

### Interior

Appliances	Dishwasher-Built-In, Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric
Heating	Baseboard, Natural Gas
# of Stories	4
Stories	4
Has Basement	Yes
Basement	See Remarks

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Commercial, Flat Site, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 1st, 2025
Days on Market	14
Zoning	Zone 53
Condo Fee	\$294

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