

## \$229,900 - 220 534 Watt Boulevard, Edmonton

MLS® #E4437858

**\$229,900**

2 Bedroom, 2.00 Bathroom, 964 sqft

Condo / Townhouse on 0.00 Acres

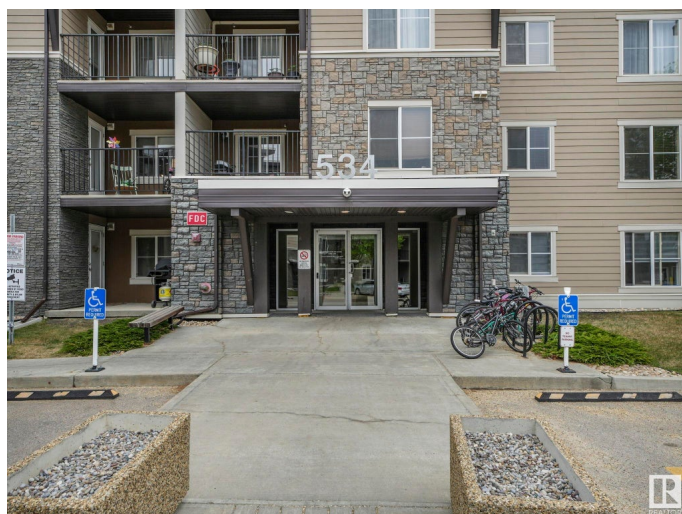
Walker, Edmonton, AB

Welcome to this bright and spacious end unit condo in Walker Lakes! Located on the second floor, this home offers 964 sq. ft. of thoughtfully designed living space with 2 bedrooms and 2 full bathrooms. As an end unit, it features large windows on two sides, filling the open-concept living area with natural light. Enjoy peaceful mornings on the east-facing balcony. Stay cool in the summer with the comfort of air conditioning. The primary bedroom includes a private ensuite, while the second bedroom is generously sized and located near the second full bathroom. Additional highlights include in-suite laundry with extra storage, underground heated parking with private storage, and a surface parking stall. Situated in a family-friendly community close to schools, shopping, and public transit, this condo offers both comfort and convenience in a great location.

Built in 2012

### Essential Information

MLS® #	E4437858
Price	\$229,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	964



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

### Community Information

Address	220 534 Watt Boulevard
Area	Edmonton
Subdivision	Walker
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 1P7

### Amenities

Amenities	Detectors Smoke, Intercom, Parking-Plug-Ins, Parking-Visitor, Storage-Locker Room
Parking Spaces	2
Parking	Heated, Stall, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioner-Window, Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer
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, Landscaped, Low Maintenance Landscape, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 22nd, 2025  
Days on Market                17  
Zoning                              Zone 53  
Condo Fee                        \$511

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