

## \$180,000 - 107 530 Watt Boulevard, Edmonton

MLS® #E4453148

**\$180,000**

1 Bedroom, 1.00 Bathroom, 570 sqft

Condo / Townhouse on 0.00 Acres

Walker, Edmonton, AB

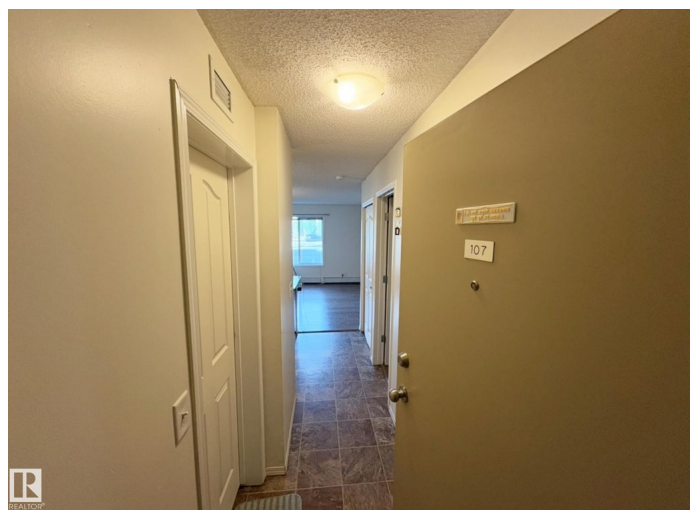
### \*\*\*\*BEST INVESTMENT

OPPORTUNITY\*\*\*\*\*Be impressed by this 2-bedroom (including a Bedroom-sized den) condo in Walker Lake Landingâ€”where smart design meets great value. The Beautiful kitchen shines with granite countertops, soft-close cabinets, and sleek black appliances. Relax in the spa-inspired bathroom with its tile-surround soaking tub. The primary bedroom is roomy with a wide closet, and the den is equally largeâ€”perfect for guests, a home office, or hobbies. Enjoy two parking stalls (one heated underground, one energized surface), in-suite laundry, A/C rough-in, and the lowest condo fees in the building. All this in a prime location near Anthony Henday, rec centres, and only 15 minutes from Edmonton International Airport. Currently Tenants are living in the Apartment. Please give 24 hours Notice for showing.

Built in 2012

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4453148  |
| Price          | \$180,000 |
| 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     | 107 530 Watt Boulevard |
| Area        | Edmonton               |
| Subdivision | Walker                 |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T6X 1P7                |

### Amenities

|           |                                                                                            |
|-----------|--------------------------------------------------------------------------------------------|
| Amenities | Intercom, Parking-Extra, Parking-Plug-Ins, Parking-Visitor, Secured Parking, Security Door |
| Parking   | Underground                                                                                |

### Interior

|              |                                                                                                       |
|--------------|-------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Hood Fan, Intercom, Stove-Electric, Washer, Garage Heater |
| Heating      | Forced Air-1, Electric                                                                                |
| # of Stories | 3                                                                                                     |
| Stories      | 1                                                                                                     |
| Has Basement | Yes                                                                                                   |
| Basement     | None, No Basement                                                                                     |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Vinyl        |
| Exterior Features | See Remarks        |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl        |
| Foundation        | Concrete Perimeter |

### Additional Information

|             |                   |
|-------------|-------------------|
| Date Listed | August 15th, 2025 |
|-------------|-------------------|

|                |         |
|----------------|---------|
| Days on Market | 2       |
| Zoning         | Zone 53 |
| Condo Fee      | \$330   |

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Listing information last updated on August 17th, 2025 at 10:47am MDT