

## \$209,000 - 221 111 Watt Common, Edmonton

MLS® #E4417599

**\$209,000**

2 Bedroom, 2.00 Bathroom, 702 sqft

Condo / Townhouse on 0.00 Acres

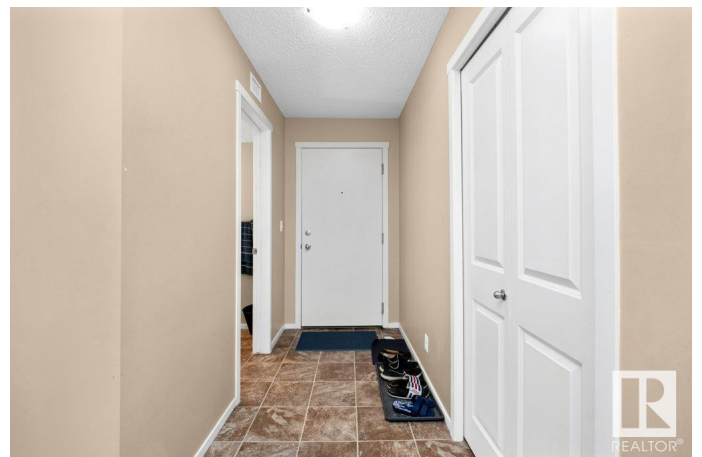
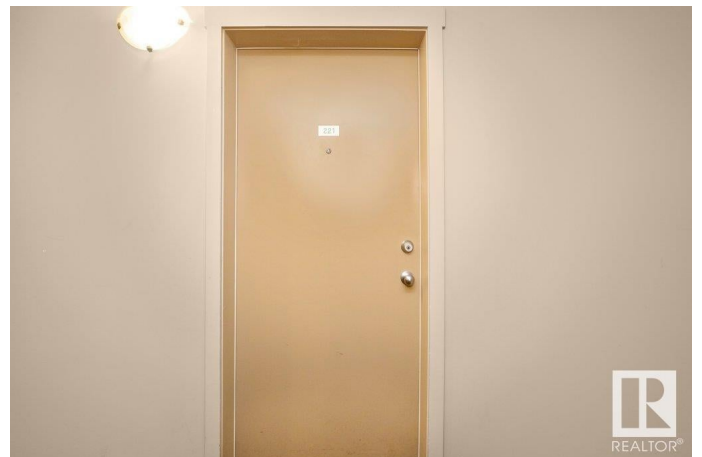
Walker, Edmonton, AB

**INVESTOR ALERT !!! PERFECT INVESTMENT OPPURUNITY** to purchase the Apartment condo with Tenant in high traffic area of Walker Lake, across the Walmart & other Big Box Retailers, Coffeeshops, Banks, Daycare etc. Multiple Schools, Parks, Bus Stand are nearby. Easy access to Anthony Henday. Apartment is leased by Nice Tenant over years. Gentle size Apartment is on 2nd floor and has 2 Bed Rooms, 2 - 4pcs Bathrooms, Living Room, Open Concept Kitchen, Laundry Room and Balcony. And Low Condo Fees. In Summary Best INVESTMENT with Best ROI. Opportunity not to MISS...

Built in 2014

### Essential Information

MLS® #	E4417599
Price	\$209,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	702
Acres	0.00
Year Built	2014
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment



Status Active

### Community Information

Address 221 111 Watt Common

Area Edmonton

Subdivision Walker

City Edmonton

County ALBERTA

Province AB

Postal Code T6X 2C6

### Amenities

Amenities On Street Parking, Detectors Smoke, No Animal Home, No Smoking Home, Parking-Visitor, Sprinkler System-Fire

Parking Stall

### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric

Heating Baseboard, Natural Gas

# of Stories 4

Stories 4

Has Basement Yes

Basement None, No Basement

### Exterior

Exterior Wood, Stone, Vinyl

Exterior Features Commercial, Playground Nearby, Schools, Shopping Nearby, Stream/Pond

Roof Asphalt Shingles

Construction Wood, Stone, Vinyl

Foundation Concrete Perimeter

### Additional Information

Date Listed January 10th, 2025

Days on Market 98

Zoning Zone 53

Condo Fee \$355

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 April 18th, 2025 at 4:02pm MDT