

# \$165,000 - 207 530 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     | 207 530 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 | 17             |
| Zoning         | Zone 53        |
| Condo Fee      | \$294          |

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Listing information last updated on June 18th, 2025 at 8:17am MDT