

\$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 | 13 |
| Zoning | Zone 53 |
| Condo Fee | \$294 |

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 June 14th, 2025 at 3:47am MDT