# \$224,900 - 312 667 Watt Boulevard, Edmonton

MLS® #E4426379

## \$224,900

2 Bedroom, 2.00 Bathroom, 813 sqft Condo / Townhouse on 0.00 Acres

Walker, Edmonton, AB

Modern 2-Bedroom Air-Conditioned Condo in Walker. This bright and spacious 2-bedroom, 2-bathroom CORNER unit on the third floor features an open-concept layout, a modern kitchen with stainless steel appliances, and a private balcony. The primary bedroom includes a walk-through closet and ensuite, while the second bedroom is conveniently located near the main bath. Enjoy in-suite laundry, a versatile storage space, and under-ground parking. The building offers great amenities, including a fitness center and a social room. Located in the heart of Walker, you're minutes from shopping, schools, parks, and Anthony Henday Drive. This unit has received numerous updates in recent years including new flooring, new carpets and a lot more. Don't miss this fantastic opportunity!



#### **Essential Information**

MLS® # E4426379 Price \$224,900

Bedrooms 2

Bathrooms 2.00

Full Baths 2

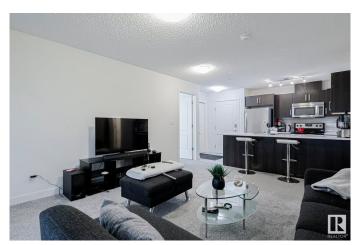
Square Footage 813

Acres 0.00

Year Built 2014







Type Condo / Townhouse Sub-Type Lowrise Apartment

Style Single Level Apartment

Status Active

# **Community Information**

Address 312 667 Watt Boulevard

Area Edmonton Subdivision Walker

City Edmonton
County ALBERTA

Province AB

Postal Code T6X 0Y2

#### **Amenities**

Amenities Air Conditioner, Intercom, Parking-Visitor, Recreation Room/Centre,

Social Rooms, See Remarks

Parking Underground

### Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood

Fan, Stove-Electric, Washer, Window Coverings

Heating Baseboard, Water

# of Stories 4
Stories 1

Has Basement Yes

Basement None, No Basement

#### **Exterior**

Exterior Wood, Brick, Vinyl

Exterior Features Backs Onto Park/Trees, Flat Site, Shopping Nearby, See Remarks

Roof Asphalt Shingles
Construction Wood, Brick, Vinyl
Foundation Concrete Perimeter

# **Additional Information**

Date Listed March 19th, 2025

Days on Market 40

Zoning Zone 53 Condo Fee \$557

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 28th, 2025 at 6:02am MDT