

# \$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

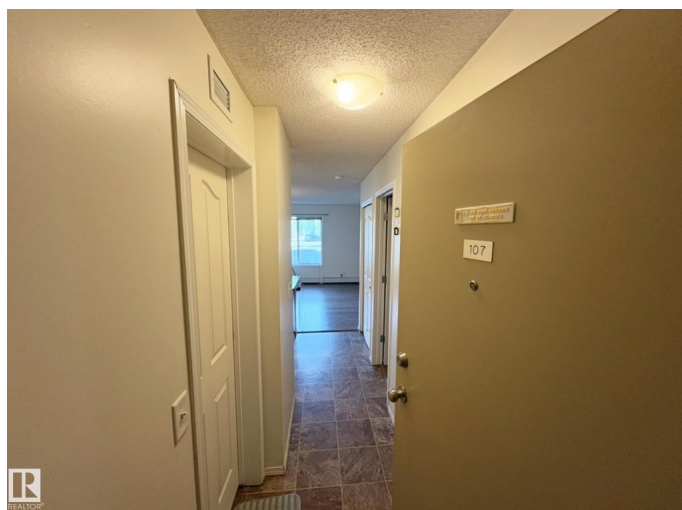
## \*\*\*\*BEST INVESTMENT

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
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Days on Market	1
Zoning	Zone 53
Condo Fee	\$330

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Listing information last updated on August 16th, 2025 at 5:17pm MDT