

## \$225,000 - 402 1510 Watt Drive, Edmonton

MLS® #E4428284

**\$225,000**

2 Bedroom, 2.00 Bathroom, 1,045 sqft

Condo / Townhouse on 0.00 Acres

Walker, Edmonton, AB

Quick possession after April 15th! This top-floor corner unit generates \$1,850/month rental income. Tenant occupied, requiring 24-hour notice. It features 2 beds, 2 baths, a den, granite countertops, stylish feature walls, and upgraded finishes. The bright living area opens to a balcony with trail views. The modern kitchen offers wood cabinetry and a sleek design. Excellent investment opportunity near amenities! Please submit your offers by Wednesday, April 2nd, 2025 at 7:00 PM.

Built in 2016

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4428284               |
| Price          | \$225,000              |
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,045                  |
| Acres          | 0.00                   |
| Year Built     | 2016                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information



|             |                     |
|-------------|---------------------|
| Address     | 402 1510 Watt Drive |
| Area        | Edmonton            |
| Subdivision | Walker              |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6X 2E6             |

### **Amenities**

|           |   |
|-----------|---|
| Amenities | Closet Organizers, Detectors Smoke, No Animal Home, No Smoking Home, Parking-Visitor, Patio, Security Door, Vinyl Windows |
| Parking   | Underground   |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Baseboard, Natural Gas   |
| # of Stories      | 4  |
| Stories           | 1  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl   |
| Exterior Features | Airport Nearby, Flat Site, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Vinyl   |
| Foundation        | Concrete Perimeter   |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 31st, 2025 |
| Days on Market | 31               |
| Zoning         | Zone 53          |
| Condo Fee      | \$536            |

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