

## \$220,000 - 210 530 Watt Boulevard, Edmonton

MLS® #E4463295

**\$220,000**

2 Bedroom, 2.00 Bathroom, 916 sqft

Condo / Townhouse on 0.00 Acres

Walker, Edmonton, AB

Stylish and spacious 2-bedroom, 2-bathroom, plus a den (can be used as 3rd bedroom/office/flex room), in-suite laundry, heated underground parking plus storage. Open-concept living space. The modern upgraded kitchen features granite countertops, tile backsplash, dark espresso cabinetry, and stainless steel appliances – perfect for both everyday living and entertaining. The bright and inviting living room provides plenty of natural light and opens to a private balcony, ideal for relaxing or enjoying summer evenings. The primary bedroom includes a walk-through closet and a 4-piece ensuite, while the second bedroom and den offer flexible space for guests or a home office. Perfectly located close to schools, shopping, restaurants, public transit, and with easy access to Anthony Henday Drive and Ellerslie Road, this condo is the ideal blend of comfort, convenience, and modern living. Fantastic value for a 2-bed + den with underground parking. A must-see for first-time buyers, professionals or investors!

Built in 2012

### Essential Information

MLS® # E4463295

Price \$220,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 916                    |
| Acres          | 0.00                   |
| Year Built     | 2012                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 210 530 Watt Boulevard |
| Area        | Edmonton               |
| Subdivision | Walker                 |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T6X 1P7                |

### Amenities

|                |                                                                                                                                |
|----------------|--------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | On Street Parking, Intercom, No Animal Home, No Smoking Home, Parking-Plug-Ins, Parking-Visitor, Secured Parking, Storage Cage |
| Parking Spaces | 1                                                                                                                              |
| Parking        | Heated, Underground                                                                                                            |

### Interior

|                   |                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                   |
| Appliances        | Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                          |
| # of Stories      | 4                                                                                                  |
| Stories           | 1                                                                                                  |
| Has Basement      | Yes                                                                                                |
| Basement          | None, No Basement                                                                                  |

### Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                 |
| Exterior Features | Airport Nearby, Playground Nearby, Public Transportation, Schools, |

|              |                    |
|--------------|--------------------|
|              | Shopping Nearby    |
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 23rd, 2025 |
| Days on Market | 17                 |
| Zoning         | Zone 53            |
| Condo Fee      | \$477              |

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Listing information last updated on November 9th, 2025 at 5:47am MST