

## \$175,000 - 107 530 Watt Boulevard, Edmonton

MLS® #E4453148

**\$175,000**

2 Bedroom, 1.00 Bathroom, 570 sqft

Condo / Townhouse on 0.00 Acres

Walker, Edmonton, AB

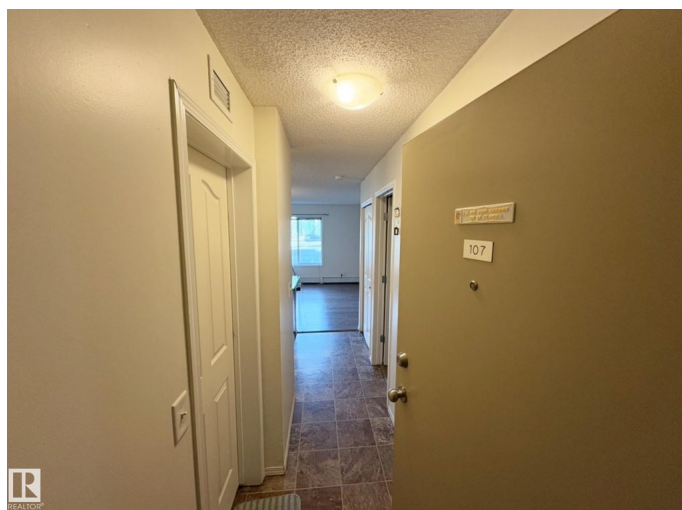
### \*\*\*\*BEST INVESTMENT

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.

Built in 2012

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4453148  |
| Price          | \$175,000 |
| Bedrooms       | 2         |
| 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 |
| Days on Market | 35                |

|           |         |
|-----------|---------|
| Zoning    | Zone 53 |
| Condo Fee | \$330   |

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Listing information last updated on September 19th, 2025 at 1:17am MDT