

\$449,900 - 1354 Watt Drive, Edmonton

MLS® #E4436818

\$449,900

4 Bedroom, 3.50 Bathroom, 1,431 sqft

Single Family on 0.00 Acres

Walker, Edmonton, AB

Welcome to this fully furnished homeâ€”ideal for rental opportunities or first-time buyersâ€”in the sought-after Walker community! This modern 4-bed, 3.5-bath two-storey offers an open-concept layout filled with natural light. The main floor features a bright living room, stylish kitchen with stainless steel appliances, and a convenient half bath. Upstairs, enjoy a spacious primary suite with a 4-piece ensuite and walk-in closet, plus two more bedrooms and a full bath. The finished basement adds a large rec room, bedroom, full bath, and its own laundryâ€”perfect for guests or extended family. Additional highlights include central A/C, a private deck, fully fenced and landscaped yard, double detached garage, and two laundry sets. Thereâ€™s even potential for a separate basement entrance. Located near schools, parks, shopping, transit, and major routes like Ellerslie Rd, 50 St, and Anthony Henday. Move-in readyâ€”just unpack and settle in!

Built in 2016

Essential Information

MLS® #	E4436818
Price	\$449,900
Bedrooms	4
Bathrooms	3.50



Full Baths	3
Half Baths	1
Square Footage	1,431
Acres	0.00
Year Built	2016
Type	Single Family
Sub-Type	Residential Attached
Style	2 Storey
Status	Active

Community Information

Address	1354 Watt Drive
Area	Edmonton
Subdivision	Walker
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 1A3

Amenities

Amenities	Air Conditioner, Deck
Parking Spaces	4
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Corner Lot, Fenced, Landscaped, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation Concrete Perimeter

School Information

Elementary Shauna May Seneca School
Middle Shauna May Seneca School
High ElderDr. Francis Whiskeyja

Additional Information

Date Listed May 16th, 2025
Days on Market 57
Zoning Zone 53
HOA Fees 105
HOA Fees Freq. Annually

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