

## \$235,000 - 417 111 Watt Common, Edmonton

MLS® #E4454417

**\$235,000**

2 Bedroom, 2.00 Bathroom, 934 sqft

Condo / Townhouse on 0.00 Acres

Walker, Edmonton, AB

Welcome to Walker, a south Edmonton community designed for comfort and convenience. This 4th-floor condo offers 933 sq ft of space with 2 bedrooms plus a den that can serve as an office or third bedroom. The open-concept layout features a bright living area, a kitchen with granite countertops, stainless steel appliances, plus the ease of in-suite laundry. A private balcony adds outdoor living space, and a titled, heated underground parking stall is included. Families will appreciate the proximity to schools such as Shauna May Seneca and Corpus Christi, while nearby parks and walking trails provide space to enjoy the outdoors. Shopping, dining, and entertainment are just minutes away at South Edmonton Common and Costco, with Harvest Pointe amenities like Walmart, Superstore, Tim Hortons, and gas stations only steps away. With quick access to Ellerslie Road, 66 Street, and Anthony Henday Drive, this home offers a connected lifestyle in a family-friendly neighbourhood.

Built in 2014

### Essential Information

MLS® # E4454417

Price \$235,000

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 934                    |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 417 111 Watt Common |
| Area        | Edmonton            |
| Subdivision | Walker              |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6X 2C6             |

### Amenities

|           |                                                                                                                                              |
|-----------|----------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Off Street Parking, Detectors Smoke, No Animal Home, No Smoking Home, Parking-Visitor, Secured Parking, Security Door, Sprinkler System-Fire |
| Parking   | Stall, 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, Vinyl                                                                                                |
| Exterior Features | Airport Nearby, Commercial, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

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

### **School Information**

|            |                          |
|------------|--------------------------|
| Elementary | Corpus Christi Catholic  |
| Middle     | Shauna May Seneca School |
| High       | Harry Ainlay High School |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 22nd, 2025 |
| Days on Market | 65                |
| Zoning         | Zone 53           |
| Condo Fee      | \$518             |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 26th, 2025 at 7:02am MDT