

Courtesy Of Steve P Kehoe Of 2% Realty Pro

## \$184,900 - 106 530 Watt Boulevard, Edmonton

MLS® #E4461666

**\$184,900**

2 Bedroom, 1.00 Bathroom, 696 sqft

Condo / Townhouse on 0.00 Acres

Walker, Edmonton, AB

Welcome to this beautifully maintained 2-bedroom, 1-bathroom main floor condo offering comfort, convenience, and exceptional value. This stylish unit features vinyl plank flooring throughout and a modern kitchen with granite countertops, a breakfast bar, and a convenient storage room/pantry. The bright, open-concept living space extends to a private, treed balcony, perfect for relaxing or entertaining outdoors. Enjoy the ease of in-suite laundry, rough-in for air conditioning and the rare bonus of two titled parking stalls—one above ground and one underground—plus a secure storage room for added space. Ideally located just steps from Walker Park, schools, and shopping, this home combines modern living with everyday practicality in a fantastic community. Perfect for first-time buyers, downsizers, or investors—this one is a must-see!

Built in 2012

### Essential Information

MLS® #	E4461666
Price	\$184,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	696



Acres	0.00
Year Built	2012
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	106 530 Watt Boulevard
Area	Edmonton
Subdivision	Walker
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 1P7

### **Amenities**

Amenities	No Animal Home, No Smoking Home, Storage-In-Suite, Storage-Locker Room
Parking Spaces	2
Parking	Stall, Underground

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Baseboard, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed           October 10th, 2025

Days on Market     3

Zoning               Zone 53

Condo Fee           \$423

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Listing information last updated on October 13th, 2025 at 5:17pm MDT