

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 | 12                 |
| Zoning         | Zone 53            |
| Condo Fee      | \$423              |

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Listing information last updated on October 22nd, 2025 at 2:47am MDT