

## \$425,000 - 407 Watt Boulevard, Edmonton

MLS® #E4454532

**\$425,000**

3 Bedroom, 2.50 Bathroom, 1,019 sqft

Single Family on 0.00 Acres

Walker, Edmonton, AB

Welcome to this inviting bi-level home featuring a fully developed basement and an ideal layout for growing families. Boasting 4 bedrooms and 3 bathrooms, this home offers both comfort and functionality. The open-concept main floor is filled with natural light and includes a spacious living room, thoughtfully designed kitchen-center island, updated appliances, pantry and dedicated dining space. 3 generous bedrooms, a 4pc guest bath and primary with ensuite completes the main level. Downstairs features a unique built-in play space makes this a dream for families with young children. A bedroom space and additional 2 pc bath. A large laundry/utility/storage room expands the space. The double detached garage offers additional convenience and storage. Located in a family-friendly neighborhood walking distance schools, parks, and shopping/amenities nearby, this home blends everyday practicality with thoughtful family-oriented features.

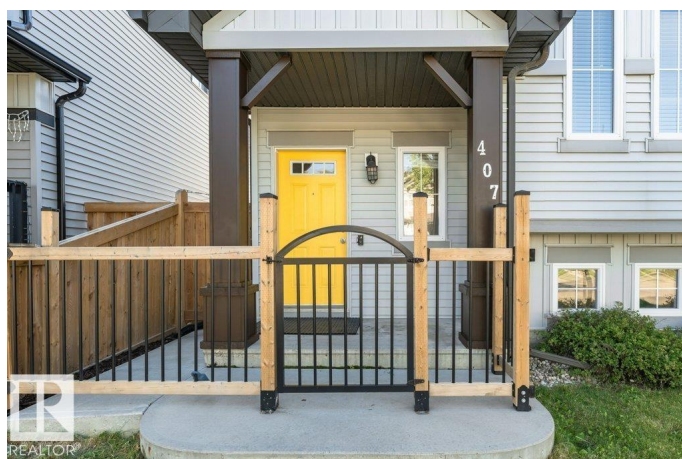
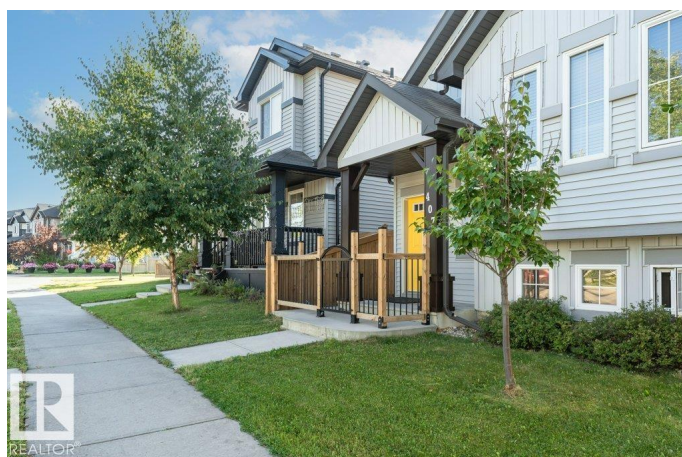
Built in 2013

### Essential Information

MLS® # E4454532

Price \$425,000

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,019                  |
| Acres          | 0.00                   |
| Year Built     | 2013                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 407 Watt Boulevard |
| Area        | Edmonton           |
| Subdivision | Walker             |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6X 0P6            |

### Amenities

|           |                                |
|-----------|--------------------------------|
| Amenities | On Street Parking, Front Porch |
| Parking   | Double Garage Detached         |

### Interior

|                   |                                                                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                          |
| Appliances        | Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Humidifier-Power(Furnace), Refrigerator, Stacked Washer/Dryer, Storage Shed, Stove-Electric |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                 |
| Stories           | 2                                                                                                                                                         |
| Has Basement      | Yes                                                                                                                                                       |
| Basement          | Full, Finished                                                                                                                                            |

### Exterior

|                   |                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                           |
| Exterior Features | Airport Nearby, Back Lane, Fenced, Flat Site, Landscaped, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                      |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 24th, 2025 |
| Days on Market | 84                |
| Zoning         | Zone 53           |

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Listing information last updated on November 16th, 2025 at 8:02pm MST