

\$217,900 - 118 530 Watt Boulevard, Edmonton

MLS® #E4456580

\$217,900

2 Bedroom, 2.00 Bathroom, 969 sqft
Condo / Townhouse on 0.00 Acres

Walker, Edmonton, AB

Welcome to this bright and well-kept 2 bed, 2 bath condo in Walker Lake! Featuring brand new vinyl plank flooring (no carpet), an open-concept layout with granite countertops, and large windows that fill the space with natural light. The spacious primary bedroom includes a walk-in closet and 4-piece ensuite. The second bedroom perfect for guests and kids is generously sized and located next to the second 4-piece bath. A versatile office/flex space adds extra functionality. Enjoy your own private patio—great for relaxing or entertaining. This unit also comes with a titled, heated underground parking stall. Located in a quiet and safe SW Edmonton community, just steps to schools, parks, shopping, and public transit. Professionally cleaned and move-in ready!

Built in 2012

Essential Information

MLS® #	E4456580
Price	\$217,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	969
Acres	0.00
Year Built	2012



Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	118 530 Watt Boulevard
Area	Edmonton
Subdivision	Walker
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 1P7

Amenities

Amenities	Patio, Security Door
Parking	Heated, Underground

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Hot Water, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Concrete, Stone, Vinyl, Wood
Exterior Features	Airport Nearby, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Tar & Gravel
Construction	Concrete, Stone, Vinyl, Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 6th, 2025
Days on Market	12

Zoning	Zone 53
Condo Fee	\$498

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 September 18th, 2025 at 4:47am MDT