

## \$224,900 - 312 667 Watt Boulevard, Edmonton

MLS® #E4426379

**\$224,900**

2 Bedroom, 2.00 Bathroom, 813 sqft

Condo / Townhouse on 0.00 Acres

Walker, Edmonton, AB

Modern 2-Bedroom Air-Conditioned Condo in Walker. This bright and spacious 2-bedroom, 2-bathroom CORNER unit on the third floor features an open-concept layout, a modern kitchen with stainless steel appliances, and a private balcony. The primary bedroom includes a walk-through closet and ensuite, while the second bedroom is conveniently located near the main bath. Enjoy in-suite laundry, a versatile storage space, and under-ground parking. The building offers great amenities, including a fitness center and a social room. Located in the heart of Walker, you're minutes from shopping, schools, parks, and Anthony Henday Drive. This unit has received numerous updates in recent years including new flooring, new carpets and a lot more. Don't miss this fantastic opportunity!

Built in 2014

### Essential Information

MLS® #	E4426379
Price	\$224,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	813
Acres	0.00
Year Built	2014



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

### Community Information

Address	312 667 Watt Boulevard
Area	Edmonton
Subdivision	Walker
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 0Y2

### Amenities

Amenities	Air Conditioner, Intercom, Parking-Visitor, Recreation Room/Centre, Social Rooms, See Remarks
Parking	Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Stove-Electric, Washer, Window Coverings
Heating	Baseboard, Water
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Backs Onto Park/Trees, Flat Site, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	March 19th, 2025
Days on Market	48

Zoning	Zone 53
Condo Fee	\$557

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