

## \$219,900 - 301 1510 Watt Drive, Edmonton

MLS® #E4446017

**\$219,900**

2 Bedroom, 2.00 Bathroom, 966 sqft

Condo / Townhouse on 0.00 Acres

Walker, Edmonton, AB

Move-in ready corner unit with two bedrooms, two bathrooms, and a good size foyer or dining area, ideally located in the vibrant community of Walker in south Edmonton. Just under 1,000 square feet, this open-concept condo offers thoughtful design and convenience, including in-suite laundry, granite countertops throughout, and two titled underground parking stalls, one with additional storage. The front foyer welcomes you into the home and flows into the kitchen that features a eat up bar and flows into the open living and dining areas. Bedrooms are separated for added privacy, with the primary suite featuring a walk-through closet with built-ins and a four-piece ensuite. The second bedroom is well-sized and positioned next to another full bathroom. A private balcony extends off the living room, ideal for morning coffee or evening relaxation. Close to shopping, restaurants, schools, groceries, the Henday, everything you need is within reach.

Built in 2016

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4446017  |
| Price     | \$219,900 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 966                    |
| Acres          | 0.00                   |
| Year Built     | 2016                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 301 1510 Watt Drive |
| Area        | Edmonton            |
| Subdivision | Walker              |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6X 2E6             |

### Amenities

|                |                                                   |
|----------------|---------------------------------------------------|
| Amenities      | Detectors Smoke, Parking-Visitor, Secured Parking |
| Parking Spaces | 2                                                 |
| Parking        | Heated, Underground                               |

### Interior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                   |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Baseboard, Natural Gas                                                             |
| # of Stories      | 4                                                                                  |
| Stories           | 4                                                                                  |
| Has Basement      | Yes                                                                                |
| Basement          | None, No Basement                                                                  |

### Exterior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                   |
| Exterior Features | Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                              |
| Construction      | Wood, Vinyl                                                                                   |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 4th, 2025  
Days on Market                44  
Zoning                              Zone 53  
HOA Fees                         100  
HOA Fees Freq.                Annually  
Condo Fee                        \$551



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