

## \$209,900 - 212 667 Watt Boulevard, Edmonton

MLS® #E4436492

**\$209,900**

2 Bedroom, 2.00 Bathroom, 807 sqft

Condo / Townhouse on 0.00 Acres

Walker, Edmonton, AB

Welcome to Walker Lakes! This stunning 2 bedroom END UNIT has an amazing layout and boasts 2 TITLED PARKING STALLS! 2 bedrooms on opposite sides of the unit, and a primary suite with a walk through closet and a full ensuite bathroom. The kitchen offers a large island and tons of cabinet space, and the living room overlooks your oversized, private balcony with view of a green space. The suite also includes a den area, perfect for an office or kids play area, and also includes a spacious enclosed laundry area with tons of storage. The building includes an exercise room, and a party room. Within walking distance to tons of shopping, restaurants and shops, and is located close to South Common shopping and easy access to the Edmonton International Airport and Anthony Henday. This property is a must see for any first time home buyers or first time investors!!

Built in 2014

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4436492  |
| Price          | \$209,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 807       |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2014                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 212 667 Watt Boulevard |
| Area        | Edmonton               |
| Subdivision | Walker                 |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T6X 0Y2                |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Closet Organizers, Deck, Detectors Smoke, Exercise Room, Social Rooms, Storage Cage |
| Parking Spaces | 2   |
| Parking        | 2 Outdoor Stalls, Underground, See Remarks  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating           | Baseboard, Water   |
| # of Stories      | 4  |
| Stories           | 1  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Brick, Vinyl   |
| Exterior Features | Airport Nearby, Backs Onto Park/Trees, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Brick, Vinyl   |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 14th, 2025 |
| Days on Market | 81             |
| Zoning         | Zone 53        |
| Condo Fee      | \$542          |

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Listing information last updated on August 3rd, 2025 at 1:32am MDT