

## \$519,900 - 413 Watt Blvd, Edmonton

MLS® #E4441037

**\$519,900**

4 Bedroom, 3.50 Bathroom, 1,499 sqft

Single Family on 0.00 Acres

Walker, Edmonton, AB

Beat the heat with this 4 bedrooms, 3.5 bath home complete with AIR CONDITIONING, FULLY FINISHED basement, over 2,100 sq. ft. of living space in the heart of Walker Lakes. Enjoy the endless amenities of Harvest Pointe shopping centre and K-9 school within a 3 minute walk and bus stop directly in front. As you walk in, youâ€™re greeted with a sun-filled open concept main floor with 9 FOOT CEILINGS and hardwood floors. The kitchen features a spacious pantry, QUARTZ countertops, and an island fit for entertaining. Upstairs find a spacious primary bedroom featuring WIC and ensuite with DOUBLE SINKS and upstairs laundry! The fully finished basement is movie lovers dream; including projector,screen and in built speakers. Other highlights include security system, nest thermostat, double detached garage with extra parking stall. The south facing backyard features a spacious fenced yard,large deck with privacy screen. This home is an excellent value in a convenient location!

Built in 2013

### Essential Information

MLS® # E4441037

Price \$519,900

Bedrooms 4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,499
Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	413 Watt Blvd
Area	Edmonton
Subdivision	Walker
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 1R1

### **Amenities**

Amenities	Ceiling 9 ft., Deck, Front Porch, Smart/Program. Thermostat
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum Systems, Washer, Projector
Heating	Forced Air-1, Electric, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Asphalt, Vinyl
Exterior Features	Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles

Construction	Wood, Asphalt, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	Corpus Christi K-9
------------	--------------------

**Additional Information**

Date Listed	June 3rd, 2025
Days on Market	13
Zoning	Zone 53

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 June 16th, 2025 at 6:47pm MDT