

## \$359,900 - 591 Watt Boulevard, Edmonton

MLS® #E4442461

### \$359,900

3 Bedroom, 2.50 Bathroom, 1,316 sqft

Single Family on 0.00 Acres

Walker, Edmonton, AB

2 Storey End Unit with central Air conditioning system, Large fenced backyard . In desirable neighbourhood of WALKER w/easy access to walking paths, quiet pond, public transportation, shopping plazas, schools, playground & minutes away from Henday & Airport. Perfect starter home offers 1315 Sq.ft of finished living space. With laminate flooring & carpet, Eat in kitchen with all the appliances and island w/quartz countertop & extra storage, living area, area w/access to deck and storage shed. Rear Double Parking Pad & ample visitor parking. Master bedroom upstairs w/ spacious closet, 4pc ensuite bath, 2 other kids room w/shared 4pc main bath. Great family home.

Built in 2009

### Essential Information

MLS® #	E4442461
Price	\$359,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,316
Acres	0.00
Year Built	2009



Type	Single Family
Sub-Type	Residential Attached
Style	2 Storey
Status	Active

### Community Information

Address	591 Watt Boulevard
Area	Edmonton
Subdivision	Walker
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 0N4

### Amenities

Amenities	See Remarks
Parking	2 Outdoor Stalls

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Freezer, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 14th, 2025
Days on Market	2
Zoning	Zone 53

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