

## \$369,000 - 2 1480 Watt Drive, Edmonton

MLS® #E4452707

**\$369,000**

3 Bedroom, 2.50 Bathroom, 1,345 sqft

Condo / Townhouse on 0.00 Acres

Walker, Edmonton, AB

Discover contemporary living in the vibrant Walker community with this elegantly designed townhouse. Boasting modern aesthetics and functional design, this home features an attached two-car garage, ensuring ample parking and storage space. Inside, you'll find 3 cozy bedrooms and 2.5 modern bathrooms, complemented by modern finishing touches that exude sophistication. The heart of the home is a large, well-appointed kitchen with a spacious island, perfect for meal prep and entertaining. Adjacent to the kitchen, the living area is flooded with natural light, creating a warm and inviting atmosphere. Additional value is found in the finished basement, offering extra space for a family room, home gym, or office. This townhouse combines style and convenience, making it an ideal choice for those seeking a modern and maintenance-free lifestyle in one of Edmonton's sought-after neighbourhoods.

Built in 2015

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4452707  |
| Price      | \$369,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                   |
|----------------|-------------------|
| Half Baths     | 1                 |
| Square Footage | 1,345             |
| Acres          | 0.00              |
| Year Built     | 2015              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 2 1480 Watt Drive |
| Area        | Edmonton          |
| Subdivision | Walker            |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6X 1T1           |

### Amenities

|                |                                                                                                                                                       |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Detectors Smoke, Exterior Walls- 2"x6", Hot Water Natural Gas, Smart/Program. Thermostat |
| Parking Spaces | 2                                                                                                                                                     |
| Parking        | Double Garage Attached                                                                                                                                |

### Interior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                 |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                        |
| Stories           | 3                                                                |
| Has Basement      | Yes                                                              |
| Basement          | Full, Finished                                                   |

### Exterior

|                   |                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl, Stucco                                                                                                   |
| Exterior Features | Airport Nearby, Flat Site, Landscaped, Level Land, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                      |
| Construction      | Wood, Vinyl, Stucco                                                                                                   |

Foundation                      Concrete Perimeter

**School Information**

Elementary                      Shauna May Seneca  
Middle                              Shauna May Seneca  
High                                J. Percy Page

**Additional Information**

Date Listed                      August 13th, 2025  
Days on Market                78  
Zoning                              Zone 53  
HOA Fees                        100  
HOA Fees Freq.                Annually  
Condo Fee                        \$275

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 October 30th, 2025 at 9:02pm MDT