

## **\$441,000 - 1091 Watt Promenade, Edmonton**

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MLS® #E4429987

**\$441,000**

3 Bedroom, 2.50 Bathroom, 1,506 sqft

Single Family on 0.00 Acres

Walker, Edmonton, AB

Welcome to this FUNCTIONAL 2 storey half duplex! The spacious foyer has a convenient double closet & the living room is BRIGHT & inviting with large windows. The MODERN kitchen boasts s/s appliances, GRANITE countertops, island for addt'l workspace, & a walk-in pantry. The dining nook overlooks the backyard, a perfect space for family meals & entertaining. Completing the main level is a 2 pce bath & access to the backyard. Upstairs, the impressive primary bedroom features a walk-in closet & 5 PCE ENSUITE. Two addt'l bedrooms, a 4 pce main bath, & a conveniently located UPSTAIRS LAUNDRY complete this level. The enclosed back entrance w/ access to the unfinished bsmnt offers ENDLESS POTENTIAL for a future rental suite. Outside, the backyard includes a deck & access to the DOUBLE DETACHED GARAGE! Situated in one of Edmonton's newest & most family-friendly neighbourhoods, Walker offers excellent proximity to schools, shopping, amenities, & easy access to the airport! Don't miss out on this fantastic home!



Built in 2015

### **Essential Information**

MLS® #                      E4429987

Price                         \$441,000

Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,506
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	1091 Watt Promenade
Area	Edmonton
Subdivision	Walker
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 1T8

### Amenities

Amenities	Closet Organizers, Deck
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 10th, 2025
Days on Market	20
Zoning	Zone 53

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