

## \$368,000 - 29 1480 Watt Drive, Edmonton

MLS® #E4431449

### \$368,000

4 Bedroom, 2.50 Bathroom, 1,482 sqft

Condo / Townhouse on 0.00 Acres

Walker, Edmonton, AB

This beautiful, well-maintained 4-bedroom, 2.5-bath end unit offers a rare blend of comfort and style, backing directly onto a peaceful walking trail and open field. Inside, you'll find quartz countertops, custom built-ins in the living and dining rooms, and triple-pane patio doors for added comfort and efficiency. As an end unit, you also get more windows than the other units! Two balconies, off the dining room and primary bedroom, both offer great places to relax. Upstairs has three bedrooms, two bathrooms, and laundry, plus built-in workspaces on the main floor and in the primary suite. The attached garage leads to a finished basement with a fourth bedroom. Central A/C tops it all off.

Built in 2015

### Essential Information

MLS® #	E4431449
Price	\$368,000
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,482
Acres	0.00
Year Built	2015



Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	29 1480 Watt Drive
Area	Edmonton
Subdivision	Walker
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 2G7

### Amenities

Amenities	On Street Parking, Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, No Smoking Home, Parking-Extra, Parking-Visitor, Vinyl Windows, Walkout Basement, HRV System, Natural Gas BBQ Hookup
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Humidifier-Power(Furnace), Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Partial, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Landscaped, Playground Nearby, Public Transportation, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Shauna May Seneca
Middle	Shauna May Seneca

**Additional Information**

Date Listed	April 17th, 2025
Days on Market	13
Zoning	Zone 53
HOA Fees	105
HOA Fees Freq.	Annually
Condo Fee	\$350

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