

\$449,900 - 1354 Watt Drive, Edmonton

MLS® #E4436818

\$449,900

4 Bedroom, 3.50 Bathroom, 1,431 sqft

Single Family on 0.00 Acres

Walker, Edmonton, AB

Welcome to this fully furnished homeâ€”ideal for rental opportunities or first-time buyersâ€”in the sought-after Walker community! This modern 4-bed, 3.5-bath two-storey offers an open-concept layout filled with natural light. The main floor features a bright living room, stylish kitchen with stainless steel appliances, and a convenient half bath. Upstairs, enjoy a spacious primary suite with a 4-piece ensuite and walk-in closet, plus two more bedrooms and a full bath. The finished basement adds a large rec room, bedroom, full bath, and its own laundryâ€”perfect for guests or extended family. Additional highlights include central A/C, a private deck, fully fenced and landscaped yard, double detached garage, and two laundry sets. Thereâ€™s even potential for a separate basement entrance. Located near schools, parks, shopping, transit, and major routes like Ellerslie Rd, 50 St, and Anthony Henday. Move-in readyâ€”just unpack and settle in!

Built in 2016

Essential Information

| | |
|-----------|-----------|
| MLS® # | E4436818 |
| Price | \$449,900 |
| Bedrooms | 4 |
| Bathrooms | 3.50 |



| | |
|----------------|----------------------|
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,431 |
| Acres | 0.00 |
| Year Built | 2016 |
| Type | Single Family |
| Sub-Type | Residential Attached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 1354 Watt Drive |
| Area | Edmonton |
| Subdivision | Walker |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6X 1A3 |

Amenities

| | |
|----------------|------------------------|
| Amenities | Air Conditioner, Deck |
| Parking Spaces | 4 |
| Parking | Double Garage Detached |

Interior

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

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Vinyl |
| Exterior Features | Back Lane, Corner Lot, Fenced, Landscaped, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |

Foundation Concrete Perimeter

School Information

Elementary Shauna May Seneca School
Middle Shauna May Seneca School
High ElderDr. Francis Whiskeyja

Additional Information

Date Listed May 16th, 2025
Days on Market 52
Zoning Zone 53
HOA Fees 105
HOA Fees Freq. Annually

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