

## \$499,900 - 451 Watt Boulevard, Edmonton

MLS® #E4438541

**\$499,900**

4 Bedroom, 3.50 Bathroom, 1,516 sqft

Single Family on 0.00 Acres

Walker, Edmonton, AB

Single Home Detached, 1516 sqft , 2 Storey in community of Walker, fully finished basement, 4 Bedroom, 3.5 bath, double detached garage! Main Floor features the a Main Floor Office/Den this home is perfect for a young family who might work from home. Spacious modern interior, full of upgrades. High end cabinetry, Granite, Hardwood flooring, Stainless Steel Appliances, Gas Fireplace. Upstairs is a well thought out 3 bedroom layout, including 2nd floor laundry. Spacious Master bedroom complete with a 3pc Ensuite. Full width rear deck, perfect for summer BBQ's and entertaining. Fully Finished Basement 676 sqft with extra 4th bedroom and 2nd den or could be used as a exercise room. In the front, this home looks out to an Elementary, you can walk your children to school. If you are looking for a fantastic Southside location, near schools, parks, ponds and shopping.

Built in 2012

### Essential Information

MLS® #	E4438541
Price	\$499,900
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1



Square Footage	1,516
Acres	0.00
Year Built	2012
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	451 Watt Boulevard
Area	Edmonton
Subdivision	Walker
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 1P9

### Amenities

Amenities	Carbon Monoxide Detectors, Deck, Exercise Room
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door, Heatilator/Fan
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

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

### Additional Information

Date Listed May 26th, 2025

Days on Market 10

Zoning Zone 53

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