

## \$379,888 - 2 1480 Watt Drive, Edmonton

MLS® #E4441014

**\$379,888**

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® #     | E4441014  |
| Price      | \$379,888 |
| 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                      June 6th, 2025  
Days on Market                22  
Zoning                              Zone 53  
HOA Fees                         100  
HOA Fees Freq.                Annually  
Condo Fee                        \$275

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