

\$485,000 - 431 Watt Boulevard, Edmonton

MLS® #E4421077

\$485,000

4 Bedroom, 3.00 Bathroom, 1,014 sqft
Single Family on 0.00 Acres

Walker, Edmonton, AB

SPOTLESS, WELL CARED FOR, UPGRADED Pacesetter Home with Soaring Cathedral Ceilings & Fully Finished Lower Level; Creating a Total Living Area of Approximately 1,748 Sq. Ft. This Lovely Family Home has 4 Bedrooms and 3 Full 4 pc. Bathrooms. The Kitchen has Stainless Steel Appliances, Granite Countertops c/w Island, Glass Tile B/S & a Pantry! Enjoy Curling up in Front of the Cozy Gas Fireplace in the Living Room and Entertain in the Large Eating Area which can Accommodate an Enormous Table for 6 People with this Open Concept Floorplan! Some of the Special Features & Upgrades include: Hardwood Floors, Maple Cabinetry, Pot Lights, Custom Wood Blinds throughout, Draperies, Upgraded Doors, Screen Door to Deck, Flowering Trees, Perennials, Covered Front Veranda, Front Loading Washer & Dryer and Double Detached Garage! Located Just Steps to the K/Elementary /Jr. High School as well as a Playground. Convenient Shopping at Harvest Pointe including Sobeys, Walmart, Shoppers Drug Mart, Banks, Starbucks & Restaurants.

Built in 2013

Essential Information

MLS® #	E4421077
Price	\$485,000



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,014
Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

Community Information

Address	431 Watt Boulevard
Area	Edmonton
Subdivision	Walker
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 1R1

Amenities

Amenities	Deck
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Humidifier-Power(Furnace), Oven-Microwave, Refrigerator, Stove-Electric, Washer, TV Wall Mount, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Back Lane, Fenced, Fruit Trees/Shrubs, Golf Nearby,

Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles
Construction Wood, Vinyl
Foundation Concrete Perimeter

School Information

Elementary Corpus Christi Catholic
Middle Corpus Christi Catholic
High J. Percy Page Public

Additional Information

Date Listed February 11th, 2025
Days on Market 31
Zoning Zone 53

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