

## \$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                49  
Zoning                              Zone 53  
HOA Fees                         105  
HOA Fees Freq.                Annually

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