# \$197,000 - 311 111 Watt Common, Edmonton

MLS® #E4414117

#### \$197.000

2 Bedroom, 1.00 Bathroom, 710 sqft Condo / Townhouse on 0.00 Acres

Walker, Edmonton, AB

Welcome to this two-bedroom third-floor condo steps away from Walker Lakes, Walmart, and other nearby amenities. This stunning property is perfect for a young family, first-time buyer, or rental property investor. Enjoy great walking trails, shopping convenience, schools, public transportation, and easy access to Anthony Henday. This corner unit offers a unique open-concept floor plan; Modern Kitchen Stainless Steel Appliances and Granite Countertops. The living room leads to a perfectly sized, South-facing Patio for entertaining or lounging in the sun! Four-piece main bathroom, in-suite laundry, Underground heated Parking, huge visitor parking, Steps from public transportation, and minutes from Anthony Henday making it a great place to call home.



#### **Essential Information**

MLS® # E4414117 Price \$197,000

Bedrooms 2

Bathrooms 1.00

Full Baths 1

Square Footage 710

Acres 0.00

Year Built 2014







Type Condo / Townhouse Sub-Type Lowrise Apartment

Style Single Level Apartment

Status Active

## **Community Information**

Address 311 111 Watt Common

Area Edmonton Subdivision Walker

City Edmonton
County ALBERTA

Province AB

Postal Code T6X 2C6

#### **Amenities**

Amenities On Street Parking, Parking-Visitor, Sprinkler System-Fire

Parking Spaces 1

Parking Heated, Parkade, Single Indoor, Stall, Underground

#### Interior

Appliances Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator,

Stove-Electric, Washer

Heating Baseboard, Natural Gas

# of Stories 4
Stories 4

Has Basement Yes

Basement None, No Basement

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Landscaped, Public Transportation, 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 Elder Dr. Francis Whiskeyj

### **Additional Information**

Date Listed November 20th, 2024

Days on Market 330

Zoning Zone 53

Condo Fee \$405

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