

## \$449,000 - 414 Watt Boulevard, Edmonton

MLS® #E4460047

**\$449,000**

5 Bedroom, 3.50 Bathroom, 1,444 sqft

Single Family on 0.00 Acres

Walker, Edmonton, AB

\*\*\*\*\*NO CONDO FEES!\*\*\*\*\* Welcome to this beautifully upgraded and meticulously maintained 5-bedroom, 2-storey end unit in South East Edmonton, offering 1,443 sq. ft. plus a fully finished basement. The newly renovated main floor features a spacious living room, large dining area, separate kitchen room, welcoming foyer, and a 2-piece powder room. Upstairs offers a generous primary suite with walk-in closet and 3-piece ensuite, two additional bedrooms, a 3-piece bath, and convenient upper-floor laundry. The basement includes two more bedrooms, a family room, second kitchen, and full 3-piece bath – ideal for extended family or rental potential. Enjoy a fully fenced and landscaped yard with a large deck and a double detached garage backing onto a paved lane. Located close to schools, shopping (Walmart, Superstore), transit, and quick access to Anthony Henday. A perfect home for first-time buyers, growing families, or investors!

Built in 2013

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4460047  |
| Price     | \$449,000 |
| Bedrooms  | 5         |
| Bathrooms | 3.50      |



|                |                      |
|----------------|----------------------|
| Full Baths     | 3                    |
| Half Baths     | 1                    |
| Square Footage | 1,444                |
| Acres          | 0.00                 |
| Year Built     | 2013                 |
| Type           | Single Family        |
| Sub-Type       | Residential Attached |
| Style          | 2 Storey             |
| Status         | Active               |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 414 Watt Boulevard |
| Area        | Edmonton           |
| Subdivision | Walker             |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6X 1R1            |

### Amenities

|           |                                                                                    |
|-----------|------------------------------------------------------------------------------------|
| Amenities | Deck, Front Porch, Hot Water Tankless, No Smoking Home, Vinyl Windows, See Remarks |
| Parking   | Double Garage Detached                                                             |

### Interior

|                   |                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                        |
| Appliances        | Dishwasher-Built-In, Garage Opener, Hood Fan, Microwave Hood Fan, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                               |
| Stories           | 3                                                                                                                       |
| Has Basement      | Yes                                                                                                                     |
| Basement          | Full, Finished                                                                                                          |

### Exterior

|                   |                                                                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                           |
| Exterior Features | Back Lane, Fenced, Landscaped, Low Maintenance Landscape, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                                      |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 29th, 2025 |
| Days on Market | 6                    |
| Zoning         | Zone 53              |

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Listing information last updated on October 5th, 2025 at 10:47am MDT