

## \$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.

Built in 2014

### 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	276
Zoning	Zone 53
Condo Fee	\$405

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