

## **\$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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