

## \$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                50  
Zoning                              Zone 53  
HOA Fees                         105  
HOA Fees Freq.                Annually

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)  
Listing information last updated on July 4th, 2025 at 11:32pm MDT