

## \$229,000 - 302 1510 Watt Drive, Edmonton

MLS® #E4441912

**\$229,000**

2 Bedroom, 2.00 Bathroom, 968 sqft

Condo / Townhouse on 0.00 Acres

Walker, Edmonton, AB

**FIRST TIME HOME BUYERS or INVESTORS ALERT!!** Welcome to Affordable luxury in the Aurora Green. Located in one of Edmonton's most prestigious neighborhoods. This home includes **CENTRAL AIR CONDITIONING** 2 bedrooms, 2 full bathrooms, DEN, 2 **HEATED UNDERGROUND** parking stall The modern open concept design features an island kitchen with sleek cabinets, along with plenty of storage space, lots of room for dinner guests in the rarely designed separate dining area off the kitchen. The spacious primary bedroom boasts a large closet and a 4-piece ensuite. 2nd bedroom & full bath located on the other side of the unit making a great floor plan for sharing. Enjoy the convenience of an in-suite laundry. The patio is perfect to enjoy long summer evenings. It's all here, walking distance to shopping, entertainment, leisure, restaurants, coffee shops, schools, transit, and quick access to Anthony Henday. Just minutes to golf courses, parks and trails. Condo fees **INCLUDES HEAT and WATER!**

Built in 2016

### Essential Information

MLS® # E4441912

Price \$229,000



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	968
Acres	0.00
Year Built	2016
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	302 1510 Watt Drive
Area	Edmonton
Subdivision	Walker
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 2E6

### **Amenities**

Amenities	Air Conditioner
Parking	Heated, Underground, See Remarks

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, See Remarks
Heating	Forced Air-2, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Commercial, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 12th, 2025
Days on Market	97
Zoning	Zone 53
HOA Fees	105
HOA Fees Freq.	Annually
Condo Fee	\$546

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