

## \$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

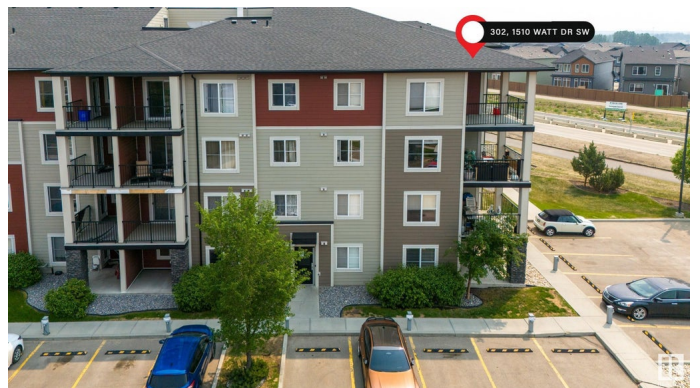
FIRST TIME HOME BUYERS or INVESTORS ALERT!! Welcome to Affordable luxury in the Aurora Green. Located in one of Edmonton's most prestigious neighborhoods. This home includes CENTRAL AIR CONDITIONING 2 bedrooms, 2 full bathrooms, DEN, 2 HEATED UNDERGROUND parking stall The modern open concept design features 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          | Multi 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, 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 | 6               |
| Zoning         | Zone 53         |
| HOA Fees       | 105             |
| HOA Fees Freq. | Annually        |
| Condo Fee      | \$546           |

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Listing information last updated on June 18th, 2025 at 3:47am MDT