

# \$209,900 - 311 111 Watt Common, Edmonton

MLS® #E4414117

**\$209,900**

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          | \$209,900 |
| 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 | 114                 |
| Zoning         | Zone 53             |
| Condo Fee      | \$405               |

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Listing information last updated on March 14th, 2025 at 7:02am MDT