

# \$650,000 - 1365 Watt Drive, Edmonton

MLS® #E4427923

## \$650,000

4 Bedroom, 3.00 Bathroom, 2,406 sqft  
Single Family on 0.00 Acres

Walker, Edmonton, AB

Quick Possession!!! Immaculate Home This Executive-style home boasts over 2,400 sq. ft. of thoughtfully designed living space across two storeys. Its open-concept floor plan is ideal for modern family living, offering a total of four bedroomsâ€”including one on the main floorâ€”plus three upstairs. With a full bath on the main level, a full bath upstairs, and a luxurious 5-piece en-suite, comfort and convenience are built right in. Blending contemporary style with functional design! Large deck, and fenced yard

Built in 2018

### Essential Information

MLS® #	E4427923
Price	\$650,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,406
Acres	0.00
Year Built	2018
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information



Address	1365 Watt Drive
Area	Edmonton
Subdivision	Walker
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 2A6

### **Amenities**

Amenities	Carbon Monoxide Detectors, No Animal Home, No Smoking Home
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 27th, 2025
Days on Market	37
Zoning	Zone 53
HOA Fees	100
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 May 3rd, 2025 at 4:47pm MDT