

# \$463,900 - 1354 Watt Drive, Edmonton

MLS® #E4436818

## \$463,900

4 Bedroom, 3.50 Bathroom, 1,431 sqft  
Single Family on 0.00 Acres

Walker, Edmonton, AB

Welcome to this fully furnished home—ideal for rental opportunities or first-time buyers—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 laundry—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. There’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 ready—just unpack and settle in!

Built in 2016

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4436818  |
| Price     | \$463,900 |
| 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                32  
Zoning                              Zone 53  
HOA Fees                         105  
HOA Fees Freq.                Annually

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Listing information last updated on June 17th, 2025 at 5:17am MDT