

## \$441,000 - 1091 Watt Promenade, Edmonton

MLS® #E4429987

**\$441,000**

3 Bedroom, 2.50 Bathroom, 1,506 sqft

Single Family on 0.00 Acres

Walker, Edmonton, AB

Welcome to this FUNCTIONAL 2 storey half duplex! The spacious foyer has a convenient double closet & the living room is BRIGHT & inviting with large windows. The MODERN kitchen boasts s/s appliances, GRANITE countertops, island for add'l workspace, & a walk-in pantry. The dining nook overlooks the backyard, a perfect space for family meals & entertaining. Completing the main level is a 2 pce bath & access to the backyard. Upstairs, the impressive primary bedroom features a walk-in closet & 5 PCE ENSUITE. Two add'l bedrooms, a 4 pce main bath, & a conveniently located UPSTAIRS LAUNDRY complete this level. The enclosed back entrance w/ access to the unfinished bsmnt offers ENDLESS POTENTIAL for a future rental suite. Outside, the backyard includes a deck & access to the DOUBLE DETACHED GARAGE! Situated in one of Edmonton's newest & most family-friendly neighbourhoods, Walker offers excellent proximity to schools, shopping, amenities, & easy access to the airport! Don't miss out on this fantastic home!

Built in 2015

### Essential Information

MLS® # E4429987

Price \$441,000



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,506         |
| Acres          | 0.00          |
| Year Built     | 2015          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 1091 Watt Promenade |
| Area        | Edmonton            |
| Subdivision | Walker              |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6X 1T8             |

### Amenities

|           |                         |
|-----------|-------------------------|
| Amenities | Closet Organizers, Deck |
| Parking   | Double Garage Detached  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Brick, Vinyl   |
| Exterior Features | Back Lane, Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Brick, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 10th, 2025 |
| Days on Market | 9                |
| Zoning         | Zone 53          |

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Listing information last updated on April 19th, 2025 at 2:47pm MDT