

## \$215,000 - 313 1510 Watt Drive, Edmonton

MLS® #E4456547

**\$215,000**

2 Bedroom, 1.00 Bathroom, 761 sqft

Condo / Townhouse on 0.00 Acres

Walker, Edmonton, AB

Discover modern elegance and unparalleled convenience in this breathtaking 2-bedroom, 1-bathroom condo nestled in the vibrant Aurora Greens community of South Edmonton. Perfectly positioned on the third floor with serene views of lush green space, this open-concept gem combines sophisticated design, premium finishes, and a prime location to offer a lifestyle of comfort and ease. With low condo fees that include heat and water, underground parking, and a well-managed building, this move-in-ready home is ideal for first-time buyers, young professionals, or savvy investors seeking a turnkey property in one of Edmonton's most sought-after neighborhoods. The unit offers a huge balcony, rough in for future A/C, ceiling fan in the master, granite countertops, dark caramel cabinets, stainless appliances, stacked in suite laundry, bidet, and new flooring throughout. This one is a beauty!

Built in 2016

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4456547  |
| Price      | \$215,000 |
| Bedrooms   | 2         |
| Bathrooms  | 1.00      |
| Full Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 761                    |
| Acres          | 0.00                   |
| Year Built     | 2016                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 313 1510 Watt Drive |
| Area        | Edmonton            |
| Subdivision | Walker              |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6X 2E6             |

### Amenities

|           |                                                                                                       |
|-----------|-------------------------------------------------------------------------------------------------------|
| Amenities | Exterior Walls- 2"x6", No Animal Home, No Smoking Home, Parking-Visitor, Security Door, Vinyl Windows |
| Parking   | Parkade, Underground                                                                                  |

### Interior

|              |                                                                                                 |
|--------------|-------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Fan-Ceiling, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Baseboard, Natural Gas                                                                          |
| # of Stories | 4                                                                                               |
| Stories      | 1                                                                                               |
| Has Basement | Yes                                                                                             |
| Basement     | None, No Basement                                                                               |

### Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                        |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                   |
| Construction      | Wood, Vinyl                                                        |
| Foundation        | Concrete Perimeter                                                 |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 6th, 2025 |
| Days on Market | 10                  |
| Zoning         | Zone 53             |
| Condo Fee      | \$402               |

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 September 16th, 2025 at 10:27am MDT