

# \$439,900 - 1083 Watt Promenade, Edmonton

MLS® #E4430649

**\$439,900**

3 Bedroom, 2.50 Bathroom, 1,460 sqft  
Single Family on 0.00 Acres

Walker, Edmonton, AB

This beautifully kept half-duplex feels like new and includes central A/C, 3 bedrooms, 2.5 baths, and a double detached garage. Designed for both comfort and style, it features quality upgrades throughout. The main floor welcomes you with a spacious foyer, a bright living room filled with natural light, and a modern kitchen with quartz countertops and stainless steel appliances. Upstairs offers a smart, functional layout with a bright primary bedroom featuring a 3-piece ensuite and walk-in closet, plus two additional bedrooms and convenient upper-level laundry. The basement is wide open with sleek epoxy flooring and tucked-away utilities—ideal for future development. Step outside to enjoy a freshly painted deck and a fully landscaped backyard, perfect for relaxing or hosting. Located within walking distance to a K&A school, parks, and shopping, this move-in-ready home blends style, function, and convenience.



1083 Watt Promenade SW Edmonton



Built in 2015

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4430649  |
| Price     | \$439,900 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |

|                |               |
|----------------|---------------|
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,460         |
| Acres          | 0.00          |
| Year Built     | 2015          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 1083 Watt Promenade |
| Area        | Edmonton            |
| Subdivision | Walker              |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6X 1T7             |

### Amenities

|           |                                                                                                                 |
|-----------|-----------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Deck, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Secured Parking, See Remarks |
| Parking   | Double Garage Detached                                                                                          |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                    |
| Exterior Features | Back Lane, Commercial, Fenced, Landscaped, Park/Reserve, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                      |
| Construction      | Wood, Stone, Vinyl                                                                                                    |
| Foundation        | Concrete Perimeter                                                                                                    |

**Additional Information**

Date Listed            April 12th, 2025  
Days on Market      16  
Zoning                Zone 53

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