

## \$749,999 - 1357 Watt Drive, Edmonton

MLS® #E4444593

**\$749,999**

5 Bedroom, 4.00 Bathroom, 2,526 sqft

Single Family on 0.00 Acres

Walker, Edmonton, AB

Custom-built by award-winning Coventry Homes, this Green Built is Energuide certified home in community of walker/Aurora offers approx. 3,570 sq ft of total living space with fully finished basement. Built in 2017 Offering 5 spacious bedrooms & 4 elegant bathrooms, this home is designed for comfortable family living. The open-to below concept main floor features the living room, family room, Ceiling height cabinets , stainless steel appliances, Quartz countertop throughout, central island and Nook. Upstairs offers a bonus room, 3 bedrooms, 2 baths rooms, laundry and Balcony to enjoy your morning coffee. The primary bedroom ensuite offers a double vanity, soaker tub, standing shower and walk in closet. BASEMENT boasting 1045 sq ft. presents endless possibilities for luxury living with 1 bedrooms, Den, full bath room, living room and kitchen with rough-in. Numerous upgrades throughout and central A/C for added comfort. All amenities within walking distance i.e K-9 School, playground and grocery stores.

Built in 2017

### Essential Information

MLS® # E4444593

Price \$749,999



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 2,526                  |
| Acres          | 0.00                   |
| Year Built     | 2017                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 1357 Watt Drive |
| Area        | Edmonton        |
| Subdivision | Walker          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6X 2A6         |

### Amenities

|                |                                                                                                                                                                                                                                       |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | On Street Parking, Air Conditioner, Ceiling 9 ft., Deck, Greenhouse, Hot Water Natural Gas, Hot Water Tankless, No Animal Home, No Smoking Home, HRV System, Natural Gas BBQ Hookup, Natural Gas Stove Hookup, 9 ft. Basement Ceiling |
| Parking Spaces | 4                                                                                                                                                                                                                                     |
| Parking        | Double Garage Attached                                                                                                                                                                                                                |

### Interior

|                   |                                                                                                                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                       |
| Appliances        | Air Conditioning-Central, Dishwasher-Portable, Dryer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Stove-Gas, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Curtains and Blinds |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                              |
| Stories           | 2                                                                                                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                                                                                                    |
| Basement          | Full, Finished                                                                                                                                                                                                         |

### Exterior

|                   |                                                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                            |
| Exterior Features | Airport Nearby, Fenced, Fruit Trees/Shrubs, Landscaped, Level Land, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                       |
| Construction      | Wood, Vinyl                                                                                                                            |
| Foundation        | Concrete Perimeter                                                                                                                     |

### **School Information**

|            |                         |
|------------|-------------------------|
| Elementary | Sauna May Seneca School |
|------------|-------------------------|

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 26th, 2025 |
| Days on Market | 38              |
| Zoning         | Zone 53         |
| HOA Fees       | 200             |
| HOA Fees Freq. | Annually        |

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Listing information last updated on August 3rd, 2025 at 11:47am MDT