

# **\$395,000 - 1080 Watt Promenade Promenade, Edmonton**

MLS® #E4463044

**\$395,000**

2 Bedroom, 2.50 Bathroom, 1,485 sqft

Single Family on 0.00 Acres

Walker, Edmonton, AB

Former show home in the vibrant community of Walker! This stylish and well-maintained half duplex features a functional 2-storey layout with quality finishes throughout. The open-concept main floor includes a modern kitchen with stainless steel appliances, flowing into the bright dining and living areas—perfect for entertaining or everyday living. Main floor laundry adds convenience. Upstairs, you'll find two spacious bedrooms, each with its own ensuite and walk-in closet for added privacy and comfort. Enjoy evenings on the large west-facing deck and the convenience of a double detached garage. The unfinished basement with roughed-in plumbing offers potential for future development. Located close to schools, parks, shopping, and transit, with easy access to Anthony Henday Drive. A perfect blend of style, location, and value—with immediate possession available!

Built in 2014

## **Essential Information**

|           |           |
|-----------|-----------|
| MLS® #    | E4463044  |
| Price     | \$395,000 |
| Bedrooms  | 2         |
| Bathrooms | 2.50      |



|                |               |
|----------------|---------------|
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,485         |
| Acres          | 0.00          |
| Year Built     | 2014          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### **Community Information**

|             |                               |
|-------------|-------------------------------|
| Address     | 1080 Watt Promenade Promenade |
| Area        | Edmonton                      |
| Subdivision | Walker                        |
| City        | Edmonton                      |
| County      | ALBERTA                       |
| Province    | AB                            |
| Postal Code | T6X 1T7                       |

### **Amenities**

|           |                                                                             |
|-----------|-----------------------------------------------------------------------------|
| Amenities | Air Conditioner, Ceiling 9 ft., Deck, Detectors Smoke, Exterior Walls-2"x6" |
| Parking   | Double Garage Detached                                                      |

### **Interior**

|                   |                                                                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, 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, Vinyl                                                                               |
| Exterior Features | Back Lane, Flat Site, Landscaped, Level Land, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                          |

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

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 22nd, 2025 |
| Days on Market | 9                  |
| Zoning         | Zone 53            |
| HOA Fees       | 100                |
| HOA Fees Freq. | Annually           |

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Listing information last updated on October 31st, 2025 at 2:47pm MDT