

Courtesy Of Barry R Campbell Of RE/MAX Real Estate

# **\$419,000 - 1080 Watt Promenade Promenade, Edmonton**

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MLS® #E4453764

**\$419,000**

2 Bedroom, 2.50 Bathroom, 1,485 sqft  
Single Family on 0.00 Acres

Walker, Edmonton, AB

Originally a show home, this stylish half duplex in the vibrant community of Walker showcases thoughtful design and quality finishes throughout. The well maintained 2-storey layout features an open-concept main floor with a modern kitchen complete with stainless steel appliances, flowing seamlessly into the dining and living area, perfect for both entertaining and everyday living. A convenient main Laundry add to the functionality. Upstairs, you'll find two spacious bedrooms, each with its own private ensuite and walk-in closet, offering comfort and privacy. Step outside to a large west-facing deck, ideal for relaxing evenings, and enjoy the convenience of a double detached garage. The unfinished basement provides a blank canvas with roughed-in plumbing—ready for your personal touch. Located within walking distance to schools, parks, and shopping, with easy access to transit and Anthony Henday Drive, this former show home offers style, convenience, and exceptional value! And Immediate possession!

Built in 2014

## **Essential Information**

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|                |               |
|----------------|---------------|
| Price          | \$419,000     |
| 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 | Deck, Exterior Walls- 2"x6", Vinyl Windows, See Remarks, Natural Gas BBQ Hookup |
| 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, Paved Lane, Playground Nearby, Schools, Shopping Nearby, See Remarks, Partially Fenced |
| Roof              | Asphalt Shingles                                                                                                         |
| Construction      | Wood, Vinyl                                                                                                              |
| Foundation        | Concrete Perimeter                                                                                                       |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 19th, 2025 |
| Days on Market | 13                |
| Zoning         | Zone 53           |
| HOA Fees       | 100               |
| HOA Fees Freq. | Annually          |

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Listing information last updated on September 1st, 2025 at 4:47am MDT