



**Edmonton 53 Walker** **LP: \$200,000**  
**#123 107 WATT CM SW** **SP:** **ACTIVE** M

**List ID #:** E4263649 **Type:** Lowrise Apartment  
**DOM:** 0 **Style:** Single Level Apartment  
**Rms Abv Gd:** 6 **Year Blt:** 2014  
**Bedrms:** **Above:** 2 **Ttl:** 2 **Basement:** None  
**Baths:** 2 / 0 **Bsmt Dev:** No Basement  
**Total Flr (SF):** 902.02 **Total Flr (M):** 83.80

Private CORNER UNIT, 2 bed, 2 bath PLUS DEN in Walker Lake Gates. This unit features spacious foyer, front den space (which could also be used as large dining area as well), into your open concept kitchen and living room space, separating your 2 beds and 2 bath. Your kitchen boasts stainless steel appliances and granite countertop - island with overhang for stools. Abundance of windows for great natural light throughout. Primary suite with walk through closet into your 3 piece en-suite. Second bedroom adjacent to your second 4-piece bathroom. In-suite laundry. South/southeast facing covered patio with gas line. Surface parking stall is both walking distance and sight distance from unit. Corner unit with fencing along east exterior side, complex access door on the other side of the unit. Walking distance to many amenities, shops, restaurants and public transportation. Quick access to 50 st and Anthony Henday.

**Directions:**

**Virtual Tour:** <https://vimeo.com/576512488> **Brochure:** <http://www.123-107-WattCommonSW.com>

	1Pc	2-pc	3-pc	4-pc	5-pc	6-pc	Poss:	immed/neg	Level	Mtr2	SqFt
<b>Full Baths:</b>	0	0	0	1	0	0	<b>Occupancy:</b>	Vacant	<b>Main:</b>		
<b>Ensuite</b>		0	1	0	0	0			<b>Upper:</b>		
<b>Addl Rms:</b>	0	<b>Finished Lvl:</b> 4					<b>Garage Dim:</b>		<b>AbGd:</b>		
<b>Fpl:</b>	No	<b>Fpl Fuel:</b>					<b>Elem Schl:</b>		<b>Lowr:</b>		
<b>Fpl Type:</b>							<b>Jr High Schl:</b>		<b>BIGd:</b>		
<b>Parking:</b>	Stall, See Remarks						<b>High Schl:</b>		<b>Total A.G.</b>	83.80	902.02

<b>Living Rm:</b>	3.96x3.35	M	<b>Master Bdrm:</b>	3.66x3.35	M
<b>Dining Rm:</b>	3.05x3.05	M	<b>Bedrm 2:</b>	3.05x3.05	M
<b>Kitchen:</b>	3.66x2.74	M	<b>Bedrm 3:</b>		
<b>Family Rm:</b>			<b>Bedrm 4:</b>		
<b>Den:</b>	2.29x2.13	M	<b>Laundry Room</b>	1.83x1.52	M
<b>Bonus Rm</b>					

**Flooring:** Carpet, Linoleum **Foundation:** Concrete  
**Construct:** Wood Frame **Heat Type:** Baseboard  
**Roof:** Asphalt Shingles **Heat Fuel:**  
**Exterior:** Vinyl **Remodel:**  
**Site Infl:** Playground Nearby, Public Transportation, Schools, Shopping Nearby **Amen/Features:** Laundry-In-Suite, Parking-Visitor, Patio

**Goods Incl:** Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer **Restrict:** None Known

**Warranty:** **Goods Excl:**  
**Front Expos:** South **Condo/HOA:** **Condo:** \$402.15 **HOA:**  
**Prop Class:** Condo Exterior Maintenance, Heat, Insur. for Common Areas, Professional Management, Reserve Fund Contribution, Water/Sewer  
**Condo Name:** Walker Lake Gate  
**Prk Encl/TTL:** / 1 /

<b>Lot Sq (M):</b>		<b>Lot Dimen:</b>	
<b>Frontage (M):</b>		<b>Lot Shape:</b>	
<b>Depth (M):</b>		<b>Zoning:</b>	
<b>Conform:</b>		<b>Front Expos:</b>	South
<b>Taxes:</b> \$1,874.45	<b>Tax Yr:</b> 2020	<b>Local Improv:</b>	/Yr: