

## \$266,800 - 405 812 Welsh Drive, Edmonton

MLS® #E4446470

**\$266,800**

2 Bedroom, 2.00 Bathroom, 820 sqft

Condo / Townhouse on 0.00 Acres

Walker, Edmonton, AB

Well maintained and spacious 2 bedroom, 2 bath condo in the desirable neighbourhood of Walker! Features include 9' ceilings, quality finishings, stainless steel kitchen appliances, and a large eating bar. Generously sized West-facing patio to enjoy the evening sun after a long day! The large primary bedroom has an attached 3 pc bathroom. Well sized second bedroom is perfect for a home office space. Comes with TWO PARKING SPACES - one underground parking stall and one outdoor stall. Storage cage included as well! Visitor parking available. Conveniently located close to schools, public transportation, grocery stores, shopping & dining at South Edmonton Common, walking trails & ponds. Easy access to major commuter routes including Ellerslie Rd and Anthony Henday for effortless city wide commuting.

Built in 2016

### Essential Information

MLS® #	E4446470
Price	\$266,800
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	820
Acres	0.00



Year Built	2016
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	405 812 Welsh Drive
Area	Edmonton
Subdivision	Walker
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 1Y7

### Amenities

Amenities	Ceiling 9 ft., Parking-Visitor, Patio, See Remarks, Storage Cage
Parking Spaces	2
Parking	Parkade, Stall, Underground, See Remarks

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Opener, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric
Heating	Baseboard, Hot Water, Natural Gas
# of Stories	4
Stories	3
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Ellerslie/CorpusChristi
Middle	Ellerslie/CorpusChristi
High	JPercyPage/HolyTrinity

### **Additional Information**

Date Listed	July 8th, 2025
Days on Market	54
Zoning	Zone 53
Condo Fee	\$439

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