

## \$276,800 - 228 812 Welsh Drive, Edmonton

MLS® #E4466004

**\$276,800**

2 Bedroom, 2.00 Bathroom, 953 sqft

Condo / Townhouse on 0.00 Acres

Walker, Edmonton, AB

Well maintained & spacious 2 bed/2 bath CORNER UNIT in Village at Walker Lake. ALL UTILITIES INCL IN CONDO FEE - perfect for 1st time home buyers or investors! Located in the newer phase of the building (built 2020) & features 9' ceilings, quartz counters, wide plank laminate & built-in office desk. Kitchen boasts a large PANTRY, tons of storage, stainless steel appliances & HUGE ISLAND w/ eating bar. Unwind in the roomy living area w/ a sunny South-facing window & well-sized patio. Generously sized primary bedrm has an extra window for more natural light, walk through closet & 3pc ensuite. 2nd bedrm has a large closet and can be used as a home office. Additional STORAGE in laundry rm. Comes with a HEATED UNDERGROUND parking stall! 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 routes incl Ellerslie Rd & Anthony Henday for effortless city wide commuting

Built in 2020

### Essential Information

MLS® # E4466004

Price \$276,800



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 953                    |
| Acres          | 0.00                   |
| Year Built     | 2020                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 228 812 Welsh Drive |
| Area        | Edmonton            |
| Subdivision | Walker              |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6X 1Y7             |

### Amenities

|                |                                                        |
|----------------|--------------------------------------------------------|
| Amenities      | Ceiling 9 ft., Detectors Smoke, Parking-Visitor, Patio |
| Parking Spaces | 1                                                      |
| Parking        | Heated, Parkade, Stall, Underground, See Remarks       |

### Interior

|                   |                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                      |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Baseboard, Hot Water, Natural Gas                                                                                     |
| # of Stories      | 4                                                                                                                     |
| Stories           | 1                                                                                                                     |
| Has Basement      | Yes                                                                                                                   |
| Basement          | None, No Basement                                                                                                     |

### Exterior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                             |
| Exterior Features | Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | SBS Roofing System |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

### **School Information**

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

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | November 17th, 2025 |
| Days on Market | 1                   |
| Zoning         | Zone 53             |
| Condo Fee      | \$470               |

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Listing information last updated on November 17th, 2025 at 10:17pm MST