

## \$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 | 44             |
| Zoning         | Zone 53        |
| Condo Fee      | \$439          |

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Listing information last updated on August 21st, 2025 at 11:03am MDT