

## \$279,900 - 116 812 Welsh Drive, Edmonton

MLS® #E4441601

**\$279,900**

2 Bedroom, 2.00 Bathroom, 875 sqft

Condo / Townhouse on 0.00 Acres

Walker, Edmonton, AB

Full Package, move-in ready, modern Walker Condo, is just a stoneâ€™s throw to the Henday! Located in an incredibly sought-after Community, in an exceptionally well-managed Building; this dream Unit boasts 2 Titled Parking Stalls, 2 Bedrooms, 2 Bathrooms, Insuite Laundry and Air Conditioning! This private, ground floor Unit and itsâ€™ accompanying Parking are both close to the Elevator; which means less walking for errands and an easier time carrying groceries Home. Convenience can be found in both the location of this Condo and in what the low Condo Fees cover. Enjoy being close to an abundance of shopping and dining amenities; plus the Condo Fees for this beautiful Condo covers electricity, water AND heat!! The finishes inside are a classy touch above the competition; including the quartz countertops and stainless steel appliances in the spacious kitchen. The large breakfast bar is great for entertaining! The inviting Entrance and sprawling Balcony, makes this Condo feel more like Home!

Built in 2020

### Essential Information

MLS® # E4441601

Price \$279,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 875                    |
| Acres          | 0.00                   |
| Year Built     | 2020                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 116 812 Welsh Drive |
| Area        | Edmonton            |
| Subdivision | Walker              |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6X 1Y7             |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Air Conditioner, Parking-Visitor, Patio |
| Parking Spaces | 2                                       |
| Parking        | Heated, Parkade, Stall, Underground     |

### Interior

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

### Exterior

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

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 10th, 2025 |
| Days on Market | 7               |
| Zoning         | Zone 53         |
| Condo Fee      | \$470           |

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Listing information last updated on June 17th, 2025 at 2:32pm MDT