

## \$257,800 - 115 812 Welsh Drive, Edmonton

MLS® #E4419618

**\$257,800**

2 Bedroom, 2.00 Bathroom, 877 sqft

Condo / Townhouse on 0.00 Acres

Walker, Edmonton, AB

Welcome to Walker! This sleek, modern condo nestled in a vibrant, family-friendly neighborhood is perfectly designed for a balanced lifestyle. This 2-bedroom, 2-bath condo boasts an open-concept floor plan maximizes space & natural light! Large windows frame scenic views of tree-lined streets & nearby parks, offering both privacy and tranquility. And a patio to enjoy the morning sunshine! The gourmet kitchen is equipped w/ stainless steel appliances, granite countertops, & a central island, ideal for both entertaining enjoying quiet meals at home. The living area flows effortlessly from the kitchen, featuring contemporary finishes & ample space for relaxing! 2 bedrooms are generously sized w/ the master suite offering a walk-in closet & an en-suite bath. The 2nd bedroom is perfect for children, guests, or as a home office. Underground secure parking is an essential! For families, this condo offers easy access to parks, playgrounds, and top-rated schools!

Built in 2016

### Essential Information

MLS® # E4419618

Price \$257,800

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 877                    |
| Acres          | 0.00                   |
| Year Built     | 2016                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 115 812 Welsh Drive |
| Area        | Edmonton            |
| Subdivision | Walker              |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6X 1Y7             |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Air Conditioner, Ceiling 9 ft., Closet Organizers, Intercom, Parking-Visitor, Secured Parking, Sprinkler System-Fire, Storage-In-Suite, Natural Gas BBQ Hookup |
| Parking Spaces | 1  |
| Parking        | Heated, Parkade, Underground   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| Heating           | Baseboard, Water  |
| # of Stories      | 4   |
| Stories           | 1   |
| Has Basement      | Yes   |
| Basement          | None, No Basement   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl   |
| Exterior Features | Airport Nearby, Golf Nearby, Park/Reserve, Playground Nearby, Public |

|              |  |
|--------------|--|
|              | Transportation, Schools, Shopping Nearby |
| Roof         | Asphalt Shingles                         |
| Construction | Wood, Stone, Vinyl                       |
| Foundation   | Concrete Perimeter                       |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | January 29th, 2025 |
| Days on Market | 80                 |
| Zoning         | Zone 53            |
| Condo Fee      | \$454              |

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Listing information last updated on April 19th, 2025 at 4:02pm MDT