

## \$274,999 - 404 812 Welsh Drive, Edmonton

MLS® #E4430446

**\$274,999**

2 Bedroom, 2.00 Bathroom, 820 sqft

Condo / Townhouse on 0.00 Acres

Walker, Edmonton, AB

Welcome to this Stunning penthouse condo in this family oriented community of Walker! This TOP floor condo is conveniently located on a short walk to Walmart, 50th street, All major banks, Restaurants and a very quick drive to Anthony Henday and Ellerslie Road. This condo has an upgraded feel as it's a well maintained place which includes 9 ft ceilings, upgraded kitchen cabinets with soft closing and stainless steel appliances. This Condo comes with one underground heated parking to keep your vehicle warm and safer. Ample of Visitor parking allows your guests or visitors to park conveniently. Also there is a dedicated storage locker on the same level as the condo unit. This unit also boasts a large laundry room with an ample space to be used as storage or a pantry. Most amazing thing is that condo fee also includes electricity and not just limited to Heat, Water and Sewage

Built in 2016

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4430446  |
| Price          | \$274,999 |
| 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     | 404 812 Welsh Drive |
| Area        | Edmonton            |
| Subdivision | Walker              |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6X 1Y7             |

### Amenities

|           |   |
|-----------|---|
| Amenities | Ceiling 9 ft., Exterior Walls- 2"x6", Intercom, No Animal Home, No Smoking Home, Party Room, Secured Parking, Sprinkler System-Fire, Storage-Locker Room, Vinyl Windows |
| Parking   | Underground   |

### Interior

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

### Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior          | Wood, Stone, Vinyl    |
| Exterior Features | Public Transportation |
| Roof              | Asphalt Shingles      |
| Construction      | Wood, Stone, Vinyl    |
| Foundation        | Concrete Perimeter    |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 11th, 2025 |
| Days on Market | 21               |
| Zoning         | Zone 53          |
| Condo Fee      | \$420            |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 2nd, 2025 at 8:17pm MDT