

## \$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	6
Zoning	Zone 53
Condo Fee	\$470

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