

Courtesy Of Ian Elliott Of Greater Property Group

## \$286,000 - 426 812 Welsh Drive, Edmonton

MLS® #E4408865

**\$286,000**

2 Bedroom, 2.00 Bathroom, 862 sqft  
Condo / Townhouse on 0.00 Acres

Walker, Edmonton, AB

One of south Edmonton's most desirable spots! VILLAGE AT WALKER LAKES!  
Beautiful upgraded corner unit on the top floor!  
Two bedrooms, two full bathrooms with underground HEATED parking. Features air conditioning , 9' Ceilings , Fully upgraded chef's kitchen with upgraded appliances, soft close cabinets and quartz countertops.  
Beautiful wide plank LVL flooring throughout.  
Large living room which is perfect for entertaining and exits to a top floor balcony.  
Large bedrooms with the master bath having its own walk-in closet and luxurious en-suite.  
Added bonus of this unit is in-suite laundry that makes doing laundry a breeze and a storage unit on the same floor for convenience.  
Endless amenities and easy access to Anthony henday and Ellerslie. Also included in the condo fees are all utilities. This is not one you wanna miss!

Built in 2020

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4408865  |
| Price          | \$286,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 862       |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2020                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 426 812 Welsh Drive |
| Area        | Edmonton            |
| Subdivision | Walker              |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6X 1Y7             |

### **Amenities**

|           |   |
|-----------|---|
| Amenities | Ceiling 9 ft., Deck, Detectors Smoke, No Animal Home, Vinyl Windows, Natural Gas BBQ Hookup |
| Parking   | Underground   |

### **Interior**

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

### **Exterior**

|                   |                            |
|-------------------|----------------------------|
| Exterior          | Wood, Metal, Stone, Stucco |
| Exterior Features | See Remarks                |
| Roof              | See Remarks                |
| Construction      | Wood, Metal, Stone, Stucco |
| Foundation        | Concrete Perimeter         |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 3rd, 2024 |
| Days on Market | 180               |
| Zoning         | Zone 53           |
| Condo Fee      | \$439             |

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Listing information last updated on April 1st, 2025 at 12:02pm MDT