

## \$262,800 - 405 812 Welsh Drive, Edmonton

MLS® #E4464589

**\$262,800**

2 Bedroom, 2.00 Bathroom, 820 sqft  
Condo / Townhouse on 0.00 Acres

Walker, Edmonton, AB

Well maintained and spacious 2 bed, 2 bath condo with ALL UTILITIES INCL IN CONDO FEE. Perfect for first time home buyers or investors! Located in Village at Walker Lake and features 9' ceilings, quality finishings, stainless steel kitchen appliances, and a large eating bar. Generously sized West-facing patio to enjoy the evening sun after a long day! The large living area and primary bedroom with attached 3 pc bathroom provides maximum comfort. Well sized second bedroom is perfect for a home office space. Comes with TWO TITLED PARKING SPACES - one underground heated parking stall and one outdoor stall. Storage unit included as well! Visitor parking available. Conveniently located close to schools, public transportation, grocery stores, shopping & dining at South Edmonton Common, walking trails & ponds. Easy access to major commuter routes including Ellerslie Rd and Anthony Henday for effortless city wide commuting.

Built in 2016

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4464589  |
| Price     | \$262,800 |
| 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     | 405 812 Welsh Drive |
| Area        | Edmonton            |
| Subdivision | Walker              |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6X 1Y7             |

### Amenities

|                |                                                     |
|----------------|-----------------------------------------------------|
| Amenities      | Ceiling 9 ft., Parking-Visitor, Patio, Storage Cage |
| Parking Spaces | 2                                                   |
| Parking        | Heated, Parkade, Stall, Underground, See Remarks    |

### Interior

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                              |
| Appliances        | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating           | Baseboard, Hot Water, Natural Gas                                                                             |
| # of Stories      | 4                                                                                                             |
| Stories           | 3                                                                                                             |
| Has Basement      | Yes                                                                                                           |
| Basement          | None, No Basement                                                                                             |

### Exterior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                             |
| Exterior Features | Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | SBS Roofing System                                                             |
| Construction      | Wood, Stone, Vinyl                                                             |

Foundation                      Concrete Perimeter

**School Information**

Elementary                      Ellerslie/CorpusChristi  
Middle                            Ellerslie/CorpusChristi  
High                               JPercyPage/HolyTrinity

**Additional Information**

Date Listed                      November 3rd, 2025  
Days on Market                5  
Zoning                            Zone 53  
Condo Fee                        \$439

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Listing information last updated on November 8th, 2025 at 5:47pm MST