

## \$280,000 - 208 812 Welsh Drive, Edmonton

MLS® #E4435810

**\$280,000**

2 Bedroom, 2.00 Bathroom, 824 sqft

Condo / Townhouse on 0.00 Acres

Walker, Edmonton, AB

Welcome to this beautiful 2 beds, 2 baths unit, 1 TITLED underground parking and STORAGE. This unit surely will impress. Discover the essence of modern living. Nestled in the desirable complex in Walker, this charming 2-bedroom, 2-bathroom apartment offers a seamless blend of style and convenience. WITH NO ELECTRICITY BILL to worry about, you can enjoy worry-free comfortable living year-round. Step into a sunlit haven featuring an open-plan design with sleek stainless steel appliances, nice cabinets, and elegant lighting, all perfectly accentuated by the expansive windows. Retreat to your private balcony with your cozy wicker chair, perfect for morning coffee or evening relaxation. The primary suite boasts a stylish en-suite bathroom and a walkin closet; while the additional bedroom is ideal for guests or a home office. or for kids. The UNDERGROUND PARKING and extra storage add unparalleled convenience to your lifestyle. Positioned in a tranquil neighborhood, yet moments away from many amenities.

Built in 2016

### Essential Information

MLS® # E4435810

Price \$280,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 824                    |
| Acres          | 0.00                   |
| Year Built     | 2016                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 208 812 Welsh Drive |
| Area        | Edmonton            |
| Subdivision | Walker              |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6X 1Y7             |

### Amenities

|                |                     |
|----------------|---------------------|
| Amenities      | Patio, Storage Cage |
| Parking Spaces | 1                   |
| Parking        | Parkade             |

### Interior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                 |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| 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 | Airport Nearby, Landscaped, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                                                   |
| Construction      | Wood, Stone, Vinyl                                                 |

Foundation                      Slab

**Additional Information**

Date Listed                      May 10th, 2025  
Days on Market                131  
Zoning                              Zone 53  
Condo Fee                        \$423

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