

## \$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	10
Zoning	Zone 53
Condo Fee	\$420

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