

## \$200,000 - 412 812 Welsh Drive, Edmonton

MLS® #E4449658

**\$200,000**

1 Bedroom, 1.00 Bathroom, 682 sqft

Condo / Townhouse on 0.00 Acres

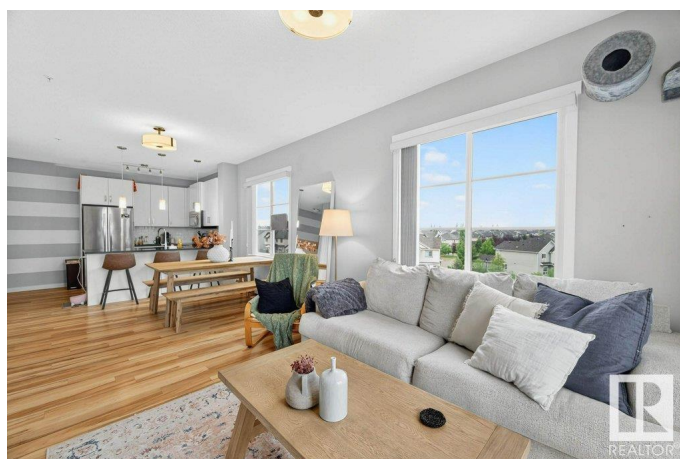
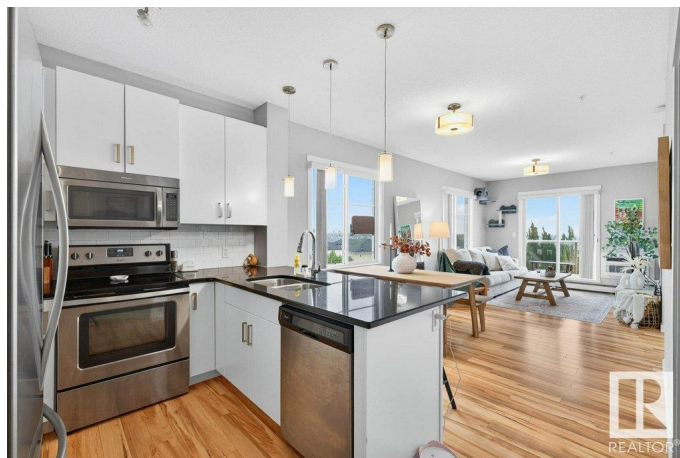
Walker, Edmonton, AB

Looking for a place that doesn't feel like a shoebox and won't roast you alive in summer? Welcome to your top-floor, corner-unit, air conditioned dream. This 1 bed / 1 bath beauty has 9' ceilings, a seriously nice kitchen with granite counters, soft-close drawers and stainless steel appliances. There's in-suite laundry with storage and a heated, titled underground parking stall. Oh, and the condo fees cover ALL your utilities—even electricity. Gas BBQ-ready balcony? Check. Extra windows pouring in natural light? Also check. Pet-friendly, trail-adjacent, and dangerously close to great shopping. It's modern, bright, and move-in ready—just like you.

Built in 2016

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4449658          |
| Price          | \$200,000         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 682               |
| Acres          | 0.00              |
| Year Built     | 2016              |
| Type           | Condo / Townhouse |



|          |                       |
|----------|-----------------------|
| Sub-Type | Lowrise Apartment     |
| Style    | Multi Level Apartment |
| Status   | Active                |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 412 812 Welsh Drive |
| Area        | Edmonton            |
| Subdivision | Walker              |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6X 1Y7             |

### Amenities

|           |                                                                  |
|-----------|------------------------------------------------------------------|
| Amenities | Air Conditioner, Ceiling 9 ft., No Smoking Home, Secured Parking |
| Parking   | Underground                                                      |

### Interior

|              |                                                                                                                        |
|--------------|------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Baseboard, Natural Gas                                                                                                 |
| # of Stories | 4                                                                                                                      |
| Stories      | 1                                                                                                                      |
| Has Basement | Yes                                                                                                                    |
| Basement     | None, No Basement                                                                                                      |

### Exterior

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                   |
| Exterior Features | Airport Nearby, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | SBS Roofing System                                                                                            |
| Construction      | Wood, Vinyl                                                                                                   |
| Foundation        | Slab                                                                                                          |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 25th, 2025 |
| Days on Market | 16              |
| Zoning         | Zone 53         |
| Condo Fee      | \$360           |

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Listing information last updated on August 9th, 2025 at 9:31pm MDT