

## \$295,000 - 328 812 Welsh Drive, Edmonton

MLS® #E4449942

**\$295,000**

2 Bedroom, 2.00 Bathroom, 960 sqft

Condo / Townhouse on 0.00 Acres

Walker, Edmonton, AB

Attention: ALL investors or buyers looking to have a second property as an investment with already sellers that would like to stay on as tenants. Welcome to this Meticulously clean and, well maintained corner unit. With it's 9' ceiling, large windows that invite floods of natural sunlight to brighten the entire unit. It comes with Newer Upgraded cupboards, and appliances, quarts countertop throughout, in-suite Air condition unit. A built-in office area and a large pantry. A spacious balcony with access off the living area. Two bedrooms, an Ensuite and the convenience of a four piece bathroom. A titled storage unit, and underground parking. The condo fees include all your Utilities, which give you the conveniences of a seamless living. Located near walking trails and lake, with quick access to 50th street and Anthony henday. A plethora of shopping, restaurants and banks for your convenience. Welcome to suite 328 of the Stoneheaven in Walker Lake!!!

Built in 2016

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4449942  |
| Price     | \$295,000 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 960                    |
| Acres          | 0.00                   |
| Year Built     | 2016                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 328 812 Welsh Drive |
| Area        | Edmonton            |
| Subdivision | Walker              |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6X 1Y7             |

### Amenities

|           |                                                                                                                                                                                                                                                                                                |
|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Ceiling 9 ft., Detectors Smoke, Hot Water Natural Gas, Intercom, Low Flw/Dual Flush Toilet, No Animal Home, No Smoking Home, Parking-Visitor, Secured Parking, Security Door, Sprinkler System-Fire, Sprinkler Sys-Underground, Storage-In-Suite, Vinyl Windows, Storage Cage |
| Parking   | Underground                                                                                                                                                                                                                                                                                    |

### Interior

|                   |                                                                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                               |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating           | Baseboard, Natural Gas                                                                                                                         |
| # of Stories      | 4                                                                                                                                              |
| Stories           | 4                                                                                                                                              |
| Has Basement      | Yes                                                                                                                                            |
| Basement          | See Remarks                                                                                                                                    |

### Exterior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                      |
| Exterior Features | Golf Nearby, Low Maintenance Landscape, Park/Reserve, Playground |

|              |                                                         |
|--------------|---------------------------------------------------------|
|              | Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof         | SBS Roofing System                                      |
| Construction | Wood, Vinyl                                             |
| Foundation   | Concrete Perimeter                                      |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 26th, 2025 |
| Days on Market | 12              |
| Zoning         | Zone 53         |
| Condo Fee      | \$470           |

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Listing information last updated on August 7th, 2025 at 4:03pm MDT