

## \$252,800 - 108 812 Welsh Drive, Edmonton

MLS® #E4464597

**\$252,800**

2 Bedroom, 2.00 Bathroom, 823 sqft  
Condo / Townhouse on 0.00 Acres

Walker, Edmonton, AB

Well maintained and spacious 2 bedroom, 2 bath condo with A/C and ALL UTILITIES INCL IN CONDO FEE. Perfect for first time home buyers or investors! Located in Village at Walker Lake and features an open concept layout, 9' ceilings, quartz countertops, stainless steel kitchen appliances, a large eating bar, window A/C unit, & in-suite laundry. Generously sized East-facing patio to enjoy the morning sun! Large primary bedroom has an attached 3 pc bathroom and walk through closet for maximum comfort. Well sized second bedroom is perfect for a home office and extra storage space. Comes with one titled outdoor powered parking stall and a storage unit. 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® #   | E4464597  |
| Price    | \$252,800 |
| Bedrooms | 2         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 823                    |
| Acres          | 0.00                   |
| Year Built     | 2016                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 108 812 Welsh Drive |
| Area        | Edmonton            |
| Subdivision | Walker              |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6X 1Y7             |

### Amenities

|           |                                                       |
|-----------|-------------------------------------------------------|
| Amenities | Detectors Smoke, Parking-Visitor, Patio, Storage Cage |
| Parking   | Stall, See Remarks                                    |

### Interior

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

### Exterior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                          |
| Exterior Features | Landscaped, 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                13  
Zoning                            Zone 53  
Condo Fee                        \$376

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