

## \$218,800 - 310 812 Welsh Drive, Edmonton

MLS® #E4441253

**\$218,800**

1 Bedroom, 1.00 Bathroom, 766 sqft

Condo / Townhouse on 0.00 Acres

Walker, Edmonton, AB

ATTN first-time homebuyers & investors. Welcome to Village at Walker Lake. This spacious open-concept one-bedroom condo w/ a walk-in closet & den allows an abundance of natural light. This home features air conditioning, 9'™ ceilings, a chef's™ kitchen with stainless steel appliances & quartz countertops, in-suite laundry & underground heated parking & storage. This well-maintained complex offers visitor parking & is conveniently located near shopping, walking trails & Lake. It also has quick proximity to Anthony Henday, South Common, schools & public transportation. A must-see!

Built in 2016

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4441253               |
| Price          | \$218,800              |
| Bedrooms       | 1                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 766                    |
| Acres          | 0.00                   |
| Year Built     | 2016                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

## Community Information

|             |                     |
|-------------|---------------------|
| Address     | 310 812 Welsh Drive |
| Area        | Edmonton            |
| Subdivision | Walker              |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6X 1Y7             |

## Amenities

|           |                     |
|-----------|---------------------|
| Amenities | Patio, Storage Cage |
| Parking   | Underground         |

## Interior

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

## Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                        |
| Exterior Features | Airport Nearby, Landscaped, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                                                   |
| Construction      | Wood, Vinyl                                                        |
| Foundation        | Concrete Perimeter                                                 |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 8th, 2025 |
| Days on Market | 9              |
| Zoning         | Zone 53        |
| Condo Fee      | \$392          |

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Listing information last updated on June 17th, 2025 at 5:17am MDT