

## \$214,800 - 310 812 Welsh Drive, Edmonton

MLS® #E4464586

**\$214,800**

1 Bedroom, 1.00 Bathroom, 766 sqft  
Condo / Townhouse on 0.00 Acres

Walker, Edmonton, AB

Well maintained and spacious 1 bedroom + den 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. Large living area and primary bedroom provides plenty of comfort. Well-sized den is perfect for a home office space. Comes with one titled underground heated 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® #         | E4464586  |
| Price          | \$214,800 |
| 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 | Air Conditioner, Ceiling 9 ft., Detectors Smoke, Parking-Visitor, Patio, Storage Cage |
| Parking   | Heated, Parkade, Underground                                                          |

### Interior

|              |                                                                                                                                       |
|--------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioner-Window, Dishwasher-Built-In, 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, Playground Nearby, 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 | 12                 |
| Zoning         | Zone 53            |
| Condo Fee      | \$392              |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on November 15th, 2025 at 3:17am MST