

## \$269,900 - 103 812 Welsh Drive, Edmonton

MLS® #E4453433

**\$269,900**

2 Bedroom, 2.00 Bathroom, 956 sqft

Condo / Townhouse on 0.00 Acres

Walker, Edmonton, AB

This exceptional ground-floor condominium in South Edmonton offers a perfect blend of comfort and convenience. Featuring two spacious bedrooms and two bathrooms, this unit boasts a gorgeous kitchen, in-suite laundry, and AIR CONDITIONING for year-round comfort. The primary bedroom includes a walkthrough closet leading to a private three-piece ensuite, ensuring both privacy and functionality. Residents will appreciate the secure underground parking and a private balcony, perfect for relaxation. The affordable condo fee covers ELECTRICITY, heat, water, and more, making this an excellent investment or living opportunity.

Built in 2016

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4453433          |
| Price          | \$269,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 956               |
| Acres          | 0.00              |
| Year Built     | 2016              |
| Type           | Condo / Townhouse |



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

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 103 812 Welsh Drive |
| Area        | Edmonton            |
| Subdivision | Walker              |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6X 1Y7             |

### Amenities

|           |                                                                                |
|-----------|--------------------------------------------------------------------------------|
| Amenities | Air Conditioner, No Animal Home, No Smoking Home, Parking-Visitor, See Remarks |
| Parking   | Heated, Underground                                                            |

### Interior

|                   |                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                    |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks |
| Heating           | Forced Air-1, Natural Gas                                                                                                           |
| # of Stories      | 4                                                                                                                                   |
| Stories           | 1                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                 |
| Basement          | None, No Basement                                                                                                                   |

### Exterior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                   |
| Exterior Features | Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                              |
| Construction      | Wood, Vinyl                                                                                   |
| Foundation        | Slab                                                                                          |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 16th, 2025 |
| Days on Market | 36                |
| Zoning         | Zone 53           |

Condo Fee                    \$454

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Listing information last updated on September 21st, 2025 at 2:47pm MDT