

Courtesy Of Jane Vu Of Real Broker

## \$395,000 - 99 804 Welsh Drive, Edmonton

MLS® #E4432749

**\$395,000**

3 Bedroom, 2.50 Bathroom, 1,899 sqft

Condo / Townhouse on 0.00 Acres

Walker, Edmonton, AB

Stylish walkout townhome with pondside trails just steps away! This Landmark-built 3-storey in Village at Walker Lakes offers modern, low-maintenance living in a prime location. The entry-level features a bright flex space—ideal for an office or media room—plus a front patio and double attached garage. The open-concept main floor shines with 9'™ ceilings, a spacious living room with balcony, and a sleek kitchen with granite countertops, island, pantry, stainless steel appliances, laundry, and powder room. Upstairs, enjoy 3 bedrooms and 2 full baths, including a primary suite with walk-in closet and private ensuite. Energy-efficient upgrades include triple-pane windows, tankless hot water, and an HRV system. Close to schools, shopping, restaurants, and Anthony Henday Drive for quick commuting. This move-in-ready home checks all the boxes—perfect for professionals, families, or anyone seeking modern comfort near nature!

Built in 2015

### Essential Information

MLS® #	E4432749
Price	\$395,000
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,899
Acres	0.00
Year Built	2015
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

### **Community Information**

Address	99 804 Welsh Drive
Area	Edmonton
Subdivision	Walker
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 1Y8

### **Amenities**

Amenities	Ceiling 9 ft., Detectors Smoke, Hot Water Instant, No Animal Home, No Smoking Home, Parking-Visitor, HRV System
Parking Spaces	2
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Stream/Pond
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 25th, 2025
Days on Market	7
Zoning	Zone 53
Condo Fee	\$187

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