

## **\$389,000 - 84 804 Welsh Drive, Edmonton**

MLS® #E4432623

**\$389,000**

3 Bedroom, 2.50 Bathroom, 1,369 sqft

Condo / Townhouse on 0.00 Acres

Walker, Edmonton, AB

Welcome to the townhomes at Village at Walker Lakes! This stylish and beautifully kept 3 bed / 2.5 bath townhouse will immediately feel like home. The fenced front yard welcomes you into your spacious and upgraded home, with luxury vinyl flooring and designer tiles and backsplash accenting the space throughout. Enjoy cooking in your open kitchen with quartz countertops, stainless steel appliances, large pantry, and built-in desk / coffee bar. The adjoining dining area and living room provides a bright and spacious place to entertain and spend time with the family. The primary bedroom features a 3-piece ensuite and walk-in closet. Two additional bedrooms, your laundry, and a 4-piece bath completes the upstairs. Providing ample space for 2 vehicles or storage, the attached double garage makes day to day life a breeze. With easy access to Anthony Henday, the airport, walking trails, schools, and shopping, you'll be close to all the action. A must see!

Built in 2019

### **Essential Information**

|           |           |
|-----------|-----------|
| MLS® #    | E4432623  |
| Price     | \$389,000 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,369             |
| Acres          | 0.00              |
| Year Built     | 2019              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 84 804 Welsh Drive |
| Area        | Edmonton           |
| Subdivision | Walker             |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6X 1Y8            |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Ceiling 9 ft., Hot Water Tankless, No Smoking Home, Parking-Visitor, Vinyl Windows, HRV System |
| Parking Spaces | 2  |
| Parking        | Double Garage Attached   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Partial, Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Fenced, Landscaped, Low Maintenance Landscape, Paved Lane, Public Transportation, Schools, Shopping Nearby, See Remarks |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

### **School Information**

|            |                          |
|------------|--------------------------|
| Elementary | Ellerslie Campus         |
| Middle     | Michael Stremitsky       |
| High       | Holy Trinity,JPercy Page |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 24th, 2025 |
| Days on Market | 7                |
| Zoning         | Zone 53          |
| Condo Fee      | \$166            |

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 May 1st, 2025 at 6:17am MDT