# \$375,000 - 99 804 Welsh Drive, Edmonton

MLS® #E4432749

#### \$375,000

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 spaceâ€"ideal for an office or media roomâ€"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 boxesâ€"perfect for professionals, families, or anyone seeking modern comfort near nature!



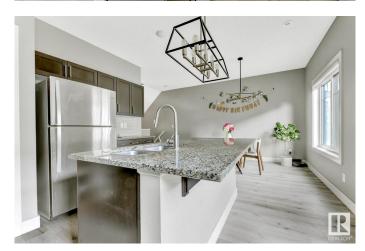
# **Essential Information**

MLS® # E4432749 Price \$375,000

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 5

Zoning Zone 53

Condo Fee \$187

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