

## \$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

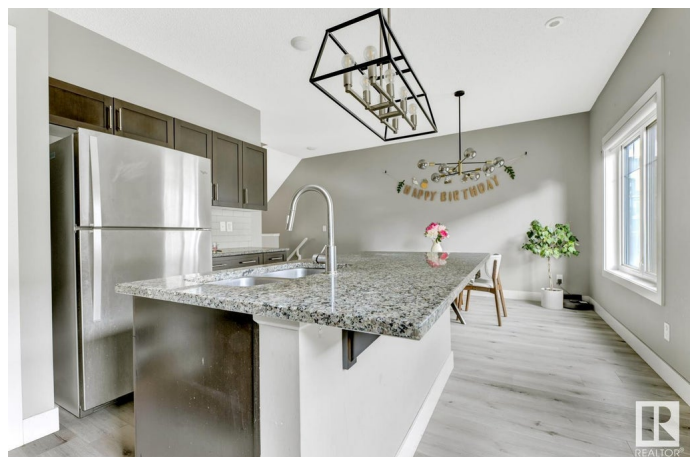
Walker, Edmonton, AB

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 | 8                |
| Zoning         | Zone 53          |
| Condo Fee      | \$187            |

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Listing information last updated on May 3rd, 2025 at 12:32pm MDT