

## \$385,000 - 99 804 Welsh Drive, Edmonton

MLS® #E4444339

**\$385,000**

3 Bedroom, 2.50 Bathroom, 1,830 sqft

Condo / Townhouse on 0.00 Acres

Walker, Edmonton, AB

Upgraded townhouse for modern living! This 3 bedroom +den, 2.5 bath home is one of the largest in the Village at Walker Lakes, featuring new luxury plank flooring, designer bathrooms and lighting. The ground level is where you come home every day, from the paved patio to the double attached garage and large flex space. Above that, the main living space flows from the bright family room with balcony to a huge kitchen with 15â€™ of granite countertops and a walk-in pantry. Full-size laundry and a half-bath complete this floor. Upstairs, you'll find the plush primary with WIC and stylish ensuite, then two more roomy bedrooms and another full bathroom. Upgrades include tankless hot water, triple-glazed windows and HRV system that keeps cool, clean air inside the 9â€™ ceilings where it belongs. Only steps away from the pond and trails, this safe and solidly built Landmark community is close to shopping, schools and parks, with easy access to Ellerslie, Henday and Whitemud.

Built in 2015

### Essential Information

MLS® #	E4444339
Price	\$385,000
Bedrooms	3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,830
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., Hot Water Instant, No Animal Home, No Smoking Home, Parking-Visitor, Security Personnel, HRV System
Parking Spaces	2
Parking	Double Garage Attached
Is Waterfront	Yes

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, 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, Low Maintenance Landscape, Playground Nearby,

	Public Transportation, Shopping Nearby, Stream/Pond
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Shauna May Seneca
Middle	Shauna May Seneca

### **Additional Information**

Date Listed	June 26th, 2025
Days on Market	22
Zoning	Zone 53
Condo Fee	\$187

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