

## \$390,000 - 99 804 Welsh Drive, Edmonton

MLS® #E4439395

**\$390,000**

3 Bedroom, 2.50 Bathroom, 1,899 sqft

Condo / Townhouse on 0.00 Acres

Walker, Edmonton, AB

Modern walkout townhome just steps from scenic pond trails! This 3-storey Landmark-built home in the Village at Walker Lakes offers modern, low-maintenance living in a prime southside location. The entry level features a bright flex room—great for a home office, gym, or media space—along with a front patio and double attached garage. The open-concept main floor offers 9'™ ceilings, a spacious living room with balcony, and a sleek kitchen with granite countertops, island, pantry, stainless steel appliances, laundry, and a convenient half bath. Upstairs, you'll find 3 bedrooms and 2 full bathrooms, including a spacious primary suite with walk-in closet and private ensuite. Energy-efficient upgrades include triple-pane windows, tankless hot water, and an HRV system. Located close to schools, parks, shopping, restaurants, and with quick access to Anthony Henday Drive. A perfect fit for professionals, families, or anyone seeking a stylish and comfortable home near nature!

Built in 2015

### Essential Information

MLS® # E4439395

Price \$390,000

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	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	May 30th, 2025
Days on Market	17
Zoning	Zone 53
Condo Fee	\$187

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