

## \$324,990 - 97 804 Welsh Drive, Edmonton

MLS® #E4452938

**\$324,990**

2 Bedroom, 2.50 Bathroom, 1,347 sqft

Condo / Townhouse on 0.00 Acres

Walker, Edmonton, AB

ORIGINAL OWNER TOWNHOUSE in the heart of Walker Lakes! This bright and well-kept 3-STOREY home combines modern style with everyday comfort. The ON-GRADE ENTRY offers a versatile den/home office and convenient SINGLE ATTACHED GARAGE. Upstairs, the open-concept main floor is filled with NATURAL LIGHT, featuring a sleek kitchen with pantry, spacious dining area, and welcoming living room perfect for hosting friends or relaxing after a long day. The top floor offers two comfortable bedrooms, including a primary with WALK-IN CLOSET and private 3-PC ENSUITE, plus upper laundry for ease and HOT WATER ON DEMAND. Located steps to parks, trails, and schools, and minutes to shopping, dining, and the Anthony Henday, this is low-maintenance living in a vibrant, family-friendly community!

Built in 2015

### Essential Information

MLS® #	E4452938
Price	\$324,990
Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,347



Acres	0.00
Year Built	2015
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	97 804 Welsh Drive
Area	Edmonton
Subdivision	Walker
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 1Y8

### Amenities

Amenities	Detectors Smoke, Hot Water Tankless, Patio
Parking	Single Garage Attached
Is Waterfront	Yes

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Oven-Microwave, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Backs Onto Park/Trees, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Stream/Pond
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	August 14th, 2025
Days on Market	2
Zoning	Zone 53
Condo Fee	\$156

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 August 16th, 2025 at 1:17am MDT