

## \$345,800 - 49 804 Welsh Drive, Edmonton

MLS® #E4461030

**\$345,800**

3 Bedroom, 2.50 Bathroom, 1,267 sqft  
Condo / Townhouse on 0.00 Acres

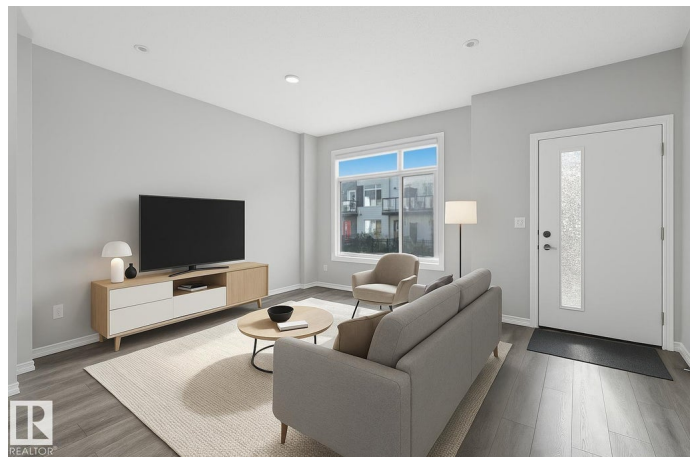
Walker, Edmonton, AB

Bright, modern & spacious 3 bed/2.5 bath townhouse w/ double attached garage in the desirable Walker neighborhood. 1360 sf total living space. Perfect for first time home owners or investors! Main floor features 9' ceilings, vinyl plank floors, laundry, upgraded glass railing & a roomy living room filled with natural light from the large South facing window. Kitchen offers a functional layout, stainless steel appliances, quartz countertops & a huge island with eating bar. Upper level also has 9' ceilings & large primary bedrm w/ 4pc ensuite. Two other well sized bedrms & 4 pc main bath complete this level. Lower level flex room is perfect for an office, play rm, exercise area, or extra storage space! Energy-efficient mechanical including HRV & tankless hot water for a lower utility bill. This well maintained complex offers visitor parking and nearby walking trails & lake. Conveniently close to shopping, schools & public transit. Quick access to commuter routes incl Henday

Built in 2018

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4461030  |
| Price     | \$345,800 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,267             |
| Acres          | 0.00              |
| Year Built     | 2018              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 49 804 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 Tankless, Parking-Visitor, HRV System |
| Parking   | Double Garage Attached                                                          |

### Interior

|                   |                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                      |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                             |
| Stories           | 3                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                   |
| Basement          | Partial, Finished                                                                                                                     |

### Exterior

|                   |                                                                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                        |
| Exterior Features | Back Lane, Fenced, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | SBS Roofing System                                                                                                                                 |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**School Information**

|            |                         |
|------------|-------------------------|
| Elementary | Ellerslie/CorpusChristi |
| Middle     | Ellerslie/CorpusChristi |
| High       | JPercyPage/HolyTrinity  |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 6th, 2025 |
| Days on Market | 14                |
| Zoning         | Zone 53           |
| Condo Fee      | \$145             |

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 October 20th, 2025 at 7:32pm MDT