

# \$319,990 - 97 804 Welsh Drive, Edmonton

MLS® #E4452938

**\$319,990**

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          | \$319,990 |
| 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 | 66                |
| 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 October 19th, 2025 at 1:02pm MDT