

## \$397,750 - 59 804 Welsh Drive, Edmonton

MLS® #E4430562

**\$397,750**

3 Bedroom, 2.50 Bathroom, 1,605 sqft

Condo / Townhouse on 0.00 Acres

Walker, Edmonton, AB

Welcome to this stylish 3-bedroom, 2.5-bathroom townhome in the vibrant community of Walker, perfect for first-time buyers, families, or investors. Bright and spacious, it offers an open-concept main floor with a sleek kitchen featuring granite countertops and stainless steel appliances, plus a sunlit living room with access to a private balcony. Upstairs includes a generous primary suite with walk-in closet and ensuite, two additional bedrooms, and a full bath. The ground-level flex space is ideal for a home office, gym, or extra storage, and the double attached tandem garage adds convenience. Located in a well-managed complex with ample visitor parking and close to schools, parks, shopping, and public transit. With easy access to Ellerslie Road and Anthony Henday Drive, commuting is a breeze.

Built in 2019

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4430562  |
| Price          | \$397,750 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,605     |



|            |                   |
|------------|-------------------|
| Acres      | 0.00              |
| Year Built | 2019              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | 3 Storey          |
| Status     | Active            |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 59 804 Welsh Drive |
| Area        | Edmonton           |
| Subdivision | Walker             |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6X 1Y8            |

### Amenities

|           |   |
|-----------|---|
| Amenities | Ceiling 9 ft., Hot Water Instant, Vinyl Windows |
| 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, Flat Site, Landscaped, Low Maintenance Landscape, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | April 11th, 2025 |
|-------------|------------------|

Days on Market 15  
Zoning Zone 53  
Condo Fee \$175



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