# \$394,000 - 96 804 Welsh Drive, Edmonton

MLS® #E4440173

#### \$394,000

3 Bedroom, 2.50 Bathroom, 1,848 sqft Condo / Townhouse on 0.00 Acres

Walker, Edmonton, AB

Looking for a low-maintenance lifestyle? Village at Walker Lakes is the answer. This gorgeous End unit condo includes exterior maintenance and snow removal, double attached garage, large patio siding onto trails that lead to the lake that this complex borders, a second floor private deck. Freshly painted from top to bottom. The 9' main floor features a flex room, perfect for a second living space or home office. The second level is home to a large kitchen granite counter tops, espresso cabinetry, and INCLUDED STAINLESS STEEL APPLIANCES. Laundry, a powder room, and a large living room with large windows beaming with natural sunlight. On the third level, you'll find 3 bedrooms and 2 bathrooms, including a master suite with walk-in closet and ensuite bathroom. Hot water on demand. Check out all the amenities, shopping, and restaurants nearby. Views of the pond and, features endless walking trails. and paths. Enjoy easy access in and out of the city with Anthony Henday. You'll love living in Walker Lakes!







Built in 2015

## **Essential Information**

MLS® # E4440173 Price \$394,000 Bedrooms 3

Bathrooms 2.50

Full Baths 2

Half Baths 1

Square Footage 1,848

Acres 0.00 Year Built 2015

Type Condo / Townhouse

Sub-Type Townhouse

Style 3 Storey

Status Active

# **Community Information**

Address 96 804 Welsh Drive

Area Edmonton

Subdivision Walker

City Edmonton
County ALBERTA

Province AB

Postal Code T6X 1Y8

#### **Amenities**

Amenities Ceiling 9 ft., Deck, Detectors Smoke, Hot Water Tankless,

Insulation-Upgraded, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Vinyl Windows, Walkout Basement,

Walk-up Basement

Parking Double Garage Attached

Is Waterfront Yes

### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator,

Stove-Electric, Washer, Window Coverings

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Wall Mount

Stories 3

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Environmental Reserve, Golf Nearby, Landscaped, Low Maintenance

Landscape, Playground Nearby, Public Transportation, Schools,

Shopping Nearby, Stream/Pond

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

#### **Additional Information**

Date Listed June 2nd, 2025

Days on Market 152

Zoning Zone 53

Condo Fee \$183

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