

## \$379,900 - 47 804 Welsh Drive, Edmonton

MLS® #E4437930

**\$379,900**

3 Bedroom, 2.50 Bathroom, 1,453 sqft

Condo / Townhouse on 0.00 Acres

Walker, Edmonton, AB

Imagine starting your day in a home that effortlessly blends comfort, style, & convenience. This GORGEOUSLY maintained 3-BED, 2.5-BATH in SOUTH EDMONTON offers just that. Convenient VERSATILE ENTRY-LEVEL FLEX SPACEâ€™perfect for a HOME OFFICE or MEDIA ROOM. The FENCED front yard provides a PRIVATE outdoor area, DOUBLE ATT GARG ensures convenience & security. Main floor has 9â€™<sup>TM</sup> CEILINGS, LUXURY VINYL flooring & a FIREPLACE that exudes warmth & elegance. Your spacious LR flows seamlessly into a MODERN KITCHEN, w/QUARTS counters, SS APPLNCS, a LARGE pantry, & a BUILT-IN DESK OR COFFEE BARâ€™ideal for both everyday living & entertaining. Primary suite for tranquil retreats w/a walk-in closet & PRIVATE ENSUITE bath. And there's 2 addl bedrooms & a full bath. With TRIPLE-PANE windows, TANKLESS HWT, & an HRV, ensure year-round comfort & cost savings. Minutes to shopping centres, schools & major routes, this LOW CONDO FEE home offers unparalleled convenience. Whether first home or investment, it's your perfect choice!

Built in 2018

### Essential Information

MLS® #

E4437930



Price	\$379,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,453
Acres	0.00
Year Built	2018
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	47 804 Welsh Drive
Area	Edmonton
Subdivision	Walker
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 1Y8

### Amenities

Amenities	Ceiling 9 ft., Detectors Smoke, No Smoking Home
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
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Low Maintenance Landscape, Park/Reserve, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 22nd, 2025
Days on Market	3
Zoning	Zone 53
Condo Fee	\$170

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 May 25th, 2025 at 2:47pm MDT