

## \$399,999 - 96 804 Welsh Drive, Edmonton

MLS® #E4440173

**\$399,999**

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 with walk-in pantry, granite counter tops, espresso cabinetry, and INCLUDED STAINLESS STEEL APPLIANCES. Laundry, a powder room, and a large living room are also on this level. On the third level, you'll find 3 bedrooms and 2 bathrooms, including a master suite with walk-in closet and ensuite bathroom. Come 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 \$399,999



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

### 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	21
Zoning	Zone 53
Condo Fee	\$183

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