

## \$319,800 - 30 804 Welsh Drive, Edmonton

MLS® #E4440302

**\$319,800**

2 Bedroom, 2.50 Bathroom, 1,357 sqft

Condo / Townhouse on 0.00 Acres

Walker, Edmonton, AB

Absolutely stunning and spacious 2 bedroom/2.5 bath townhome in desirable Walker. Main floor boasts 9' ceilings & quality finishings. The gorgeous kitchen has SS appliances, walk-in pantry & eating bar. Living room features an attached balcony to enjoy the fresh air & green space. The main level is equipped with a 2.5 bath & vinyl flooring. Upper level boasts 2 well-sized bedrooms. Primary bedroom has 3pc ensuite & walk in closet. Plus 2nd 4pc bathroom upstairs & laundry. Other features include a single attached garage, a flex room for office or play room, plenty of storage, energy-efficient mechanical including tankless hot water for a lower utility bill. This well maintained complex offers visitor parking & is conveniently located close to shopping, walking trails & lake. Quick proximity to Anthony Henday, South Common, schools & public transportation. A must see!

Built in 2015

### Essential Information

MLS® #	E4440302
Price	\$319,800
Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	1,357
Acres	0.00
Year Built	2015
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	30 804 Welsh Drive
Area	Edmonton
Subdivision	Walker
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 1A6

### Amenities

Amenities	Ceiling 9 ft., Parking-Visitor, Patio, See Remarks
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Landscaped, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Ellerslie/CorpusChristi
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Middle	Ellerslie/CorpusChristi
High	JPercyPage/HolyTrinity

### **Additional Information**

Date Listed	June 2nd, 2025
Days on Market	98
Zoning	Zone 53
Condo Fee	\$156

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