

## \$387,000 - 89 804 Welsh Drive, Edmonton

MLS® #E4438925

**\$387,000**

3 Bedroom, 2.50 Bathroom, 1,576 sqft

Condo / Townhouse on 0.00 Acres

Walker, Edmonton, AB

Welcome to this one-of-a-kind townhouse in the heart of Walker, offering 3 spacious bedrooms, 2.5 baths, and luxury upgrades throughout! Enjoy soaring 9-ft ceilings on both levels, an exclusive 5-burner gas range, quartz countertops, a premium Blanco kitchen sink, and upgraded 42" cabinets with extra storage. Smart home features include a Nest thermostat, MyQ garage opener, smart lock, and doorbell camera. The bathrooms shine with comfort-height toilets, upgraded fixtures, and a premium handheld bidet system in all three baths. Additional highlights: upgraded lighting with dimmers, pot lights, ceiling fan, modern railings, tankless hot water, and high-velocity heating. The bonus room offers flexible use as a home office. This unit truly stands apart!

Built in 2020

### Essential Information

MLS® #	E4438925
Price	\$387,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,576
Acres	0.00



Year Built	2020
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

### **Community Information**

Address	89 804 Welsh Drive
Area	Edmonton
Subdivision	Walker
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 1Y8

### **Amenities**

Amenities	Ceiling 9 ft., Closet Organizers, Detectors Smoke, Front Porch, Hot Water Tankless, Low Flow Faucets/Shower, No Animal Home, No Smoking Home, Parking-Visitor, Smart/Program. Thermostat, See Remarks, HRV System
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Humidifier-Power(Furnace), Microwave Hood Fan, Refrigerator-Energy Star, Stove-Gas, Washer, Window Coverings, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Hardie Board Siding
Exterior Features	Airport Nearby, Fenced, Landscaped, Low Maintenance Landscape, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Hardie Board Siding

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 28th, 2025  
Days on Market                20  
Zoning                              Zone 53  
Condo Fee                        \$177

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Listing information last updated on June 17th, 2025 at 5:32am MDT