

## \$327,800 - 30 804 Welsh Drive, Edmonton

MLS® #E4440302

**\$327,800**

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      | \$327,800 |
| 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 |
|------------|-------------------------|

|        |                         |
|--------|-------------------------|
| Middle | Ellerslie/CorpusChristi |
| High   | JPercyPage/HolyTrinity  |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 2nd, 2025 |
| Days on Market | 80             |
| Zoning         | Zone 53        |
| Condo Fee      | \$156          |

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Listing information last updated on August 21st, 2025 at 7:32am MDT