

## \$368,300 - 52 804 Welsh Drive, Edmonton

MLS® #E4461766

**\$368,300**

3 Bedroom, 2.50 Bathroom, 1,371 sqft  
Condo / Townhouse on 0.00 Acres

Walker, Edmonton, AB

Bright, modern & spacious END UNIT 3 bed/2.5 bath townhouse w/ dbl attached garage in desirable Walker. Perfect for first time home owners or investors! Main floor features extra windows, 9' ceilings, vinyl plank floors & a roomy living room filled with natural light from the large South facing window. Kitchen offers a functional layout, stainless steel appliances, quartz countertops, tons of counter space, walk-in pantry, eating bar, & built in desk. Upper level also has 9' ceilings & large primary bedrm w/ 4pc ensuite & walk in closet. Two other well sized bedrms, 4 pc main bath & laundry complete this level. Lower level flex room is perfect for an office, play rm, exercise area, or extra storage space! Energy-efficient mechanical including HRV & tankless hot water for a lower utility bill. This well maintained complex offers visitor parking and nearby walking trails & lake. Conveniently close to shopping, schools & public transit. Quick access to commuter routes incl Henday

Built in 2018

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4461766  |
| Price     | \$368,300 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,371             |
| Acres          | 0.00              |
| Year Built     | 2018              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 52 804 Welsh Drive |
| Area        | Edmonton           |
| Subdivision | Walker             |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6X 1Y8            |

### Amenities

|           |                                                                                 |
|-----------|---------------------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., Detectors Smoke, Hot Water Tankless, Parking-Visitor, HRV System |
| 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, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                             |
| Fireplace         | Yes                                                                                                                                   |
| Fireplaces        | Mantel                                                                                                                                |
| Stories           | 3                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                   |
| Basement          | Partial, Finished                                                                                                                     |

### Exterior

|                   |                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                               |
| Exterior Features | Back Lane, Fenced, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Swimming Pool, Public Transportation, |

|              |                          |
|--------------|--------------------------|
|              | Schools, Shopping Nearby |
| Roof         | SBS Roofing System       |
| Construction | Wood, Vinyl              |
| Foundation   | Concrete Perimeter       |

### School Information

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

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 10th, 2025 |
| Days on Market | 10                 |
| Zoning         | Zone 53            |
| Condo Fee      | \$166              |

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Listing information last updated on October 20th, 2025 at 12:47am MDT