

Courtesy Of Maria M Dey Of MaxWell Polaris

## \$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

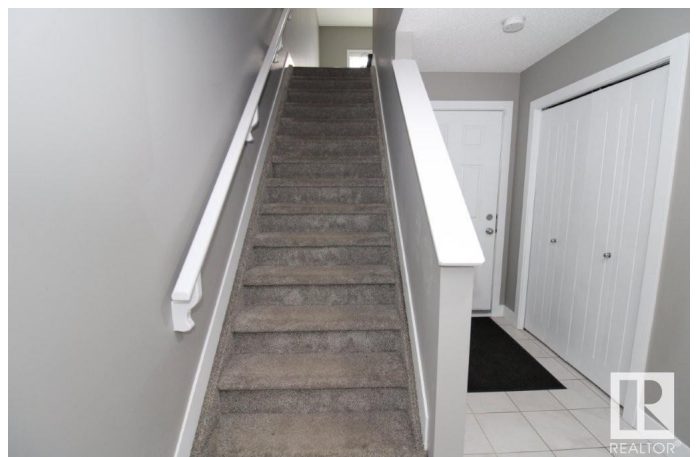
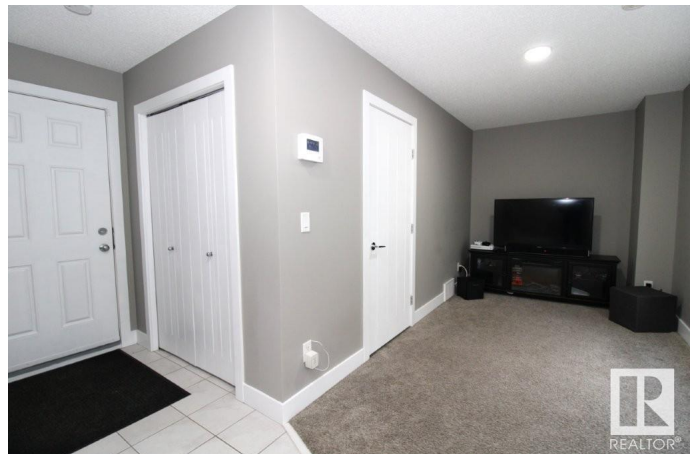
Walker, Edmonton, AB

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. Hot water on demand. 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                                                                                                                                                                       |
| Is Waterfront | Yes                                                                                                                                                                                          |

### 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 | 70             |
| Zoning         | Zone 53        |
| Condo Fee      | \$183          |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 11th, 2025 at 7:32am MDT