

## \$345,800 - 49 804 Welsh Drive, Edmonton

MLS® #E4461030

**\$345,800**

3 Bedroom, 2.50 Bathroom, 1,267 sqft  
Condo / Townhouse on 0.00 Acres

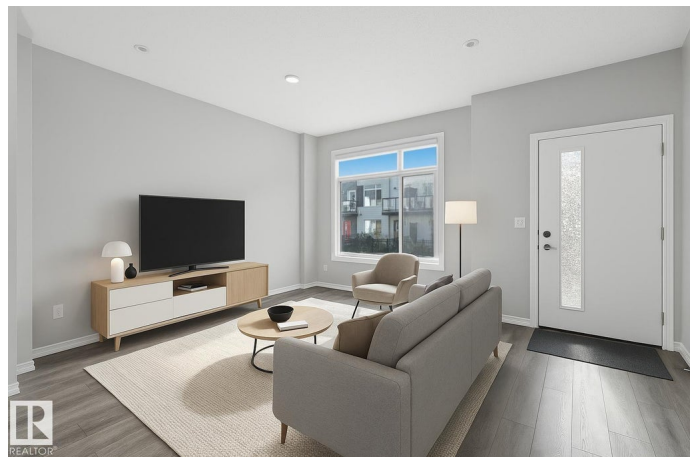
Walker, Edmonton, AB

Bright, modern & spacious 3 bed/2.5 bath townhouse w/ double attached garage in the desirable Walker neighborhood. 1360 sf total living space. Perfect for first time home owners or investors! Main floor features 9' ceilings, vinyl plank floors, laundry, upgraded glass railing & a roomy living room filled with natural light from the large South facing window. Kitchen offers a functional layout, stainless steel appliances, quartz countertops & a huge island with eating bar. Upper level also has 9' ceilings & large primary bedrm w/ 4pc ensuite. Two other well sized bedrms & 4 pc main bath 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® #	E4461030
Price	\$345,800
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,267
Acres	0.00
Year Built	2018
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	49 804 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
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 6th, 2025
Days on Market	1
Zoning	Zone 53
Condo Fee	\$145

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Listing information last updated on October 7th, 2025 at 6:32pm MDT