

# \$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                22  
Zoning                              Zone 53  
Condo Fee                        \$177

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