

## \$374,900 - 47 804 Welsh Drive, Edmonton

MLS® #E4437930

**\$374,900**

3 Bedroom, 2.50 Bathroom, 1,453 sqft  
Condo / Townhouse on 0.00 Acres

Walker, Edmonton, AB

Imagine starting your day in a home that effortlessly blends comfort, style, & convenience. This GORGEOUSLY maintained 3-BED, 2.5-BATH in SOUTH EDMONTON offers just that. Convenient VERSATILE ENTRY-LEVEL FLEX SPACEâ€™perfect for a HOME OFFICE or MEDIA ROOM. The FENCED front yard provides a PRIVATE outdoor area, DOUBLE ATT GARG ensures convenience & security. Main floor has 9â€™<sup>TM</sup> CEILINGS, LUXURY VINYL flooring & a FIREPLACE that exudes warmth & elegance. Your spacious LR flows seamlessly into a MODERN KITCHEN, w/QUARTS counters, SS APPLNCS, a LARGE pantry, & a BUILT-IN DESK OR COFFEE BARâ€™ideal for both everyday living & entertaining. Primary suite for tranquil retreats w/a walk-in closet & PRIVATE ENSUITE bath. And there's 2 addl bedrooms & a full bath. With TRIPLE-PANE windows, TANKLESS HWT, & an HRV, ensure year-round comfort & cost savings. Minutes to shopping centres, schools & major routes, this LOW CONDO FEE home offers unparalleled convenience. Whether first home or investment, it's your perfect choice!

Built in 2018

### Essential Information

MLS® # E4437930



|                |                   |
|----------------|-------------------|
| Price          | \$374,900         |
| Bedrooms       | 3                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,453             |
| Acres          | 0.00              |
| Year Built     | 2018              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 47 804 Welsh Drive |
| Area        | Edmonton           |
| Subdivision | Walker             |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6X 1Y8            |

### Amenities

|           |   |
|-----------|---|
| Amenities | Ceiling 9 ft., Detectors Smoke, No Smoking Home |
| 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 |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Airport Nearby, Low Maintenance Landscape, Park/Reserve, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 22nd, 2025 |
| Days on Market | 11             |
| Zoning         | Zone 53        |
| Condo Fee      | \$170          |

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Listing information last updated on June 2nd, 2025 at 12:02pm MDT