

# \$368,300 - #52 804 Welsh Dr Sw, Edmonton

MLS® #E4461766

## \$368,300

3 Bedroom, 3.00 Bathroom, 1,371 sqft  
Single Family on 0.04 Acres

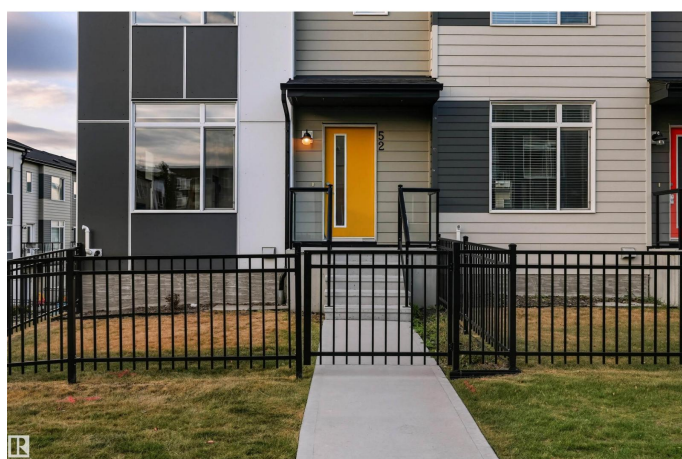
Walker, Edmonton, Alberta

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 (id:6289)

Built in 2018

## Essential Information

Listing #	E4461766
Price	\$368,300
Bedrooms	3
Bathrooms	3.00
Half Baths	1



Square Footage	1,371
Acres	0.04
Year Built	2018
Type	Single Family
Sub-Type	Condominium/Strata

## Community Information

Address	#52 804 Welsh Dr Sw
Subdivision	Walker
City	Edmonton
Province	Alberta
Postal Code	T6X1Y8

## Amenities

Amenities	Playground, Public Transit, Schools, Shopping, Ceiling - 9ft
Features	Lane
Parking	Attached Garage
# of Garages	1

## Interior

Appliances	Dishwasher, Dryer, Garage door opener remote(s), Garage door opener, Microwave Range Hood Combo, Refrigerator, Stove, Washer, Window Coverings
Heating	Forced air
Fireplace	Yes
Fireplaces	Electric
# of Stories	2
Has Basement	Yes

## Listing Details

Listing Office	RE/MAX Elite
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