

## \$395,000 - 32 804 Welsh Drive, Edmonton

MLS® #E4453680

**\$395,000**

3 Bedroom, 2.50 Bathroom, 1,861 sqft  
Condo / Townhouse on 0.00 Acres

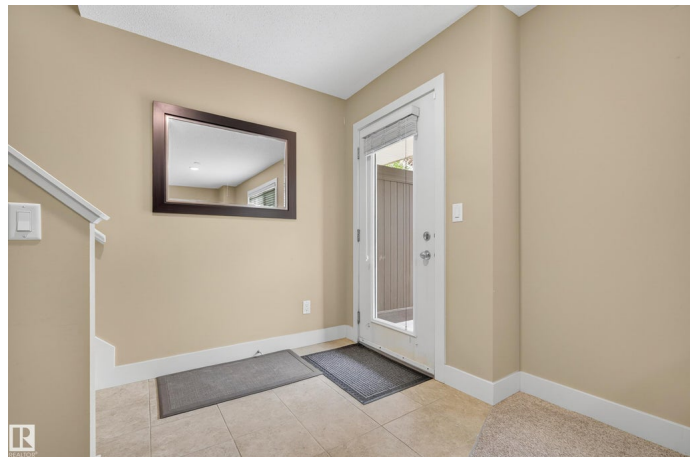
Walker, Edmonton, AB

Your Southeast Edmonton Story Begins Here! This isn't just a home, it's the backdrop for your next chapter. With 3 spacious bedrooms, a versatile den, and 3 bathrooms across nearly 1,900 sq.ft., there's room for family life, work-from-home days, and cozy nights in. The sun-filled, open-concept design seamlessly connects the kitchen, dining, and living spaces, creating the perfect setting for everyday living and effortless entertaining. Step outside and you're surrounded by what makes Southeast Edmonton so special - an elementary school just around the corner, peaceful parks to explore, and green spaces that invite evening strolls. Weekends are simple with South Edmonton Common minutes away for shopping, dining, and entertainment. Commuting? Anthony Henday Drive is right nearby, connecting you to anywhere in the city with ease. Top it off with a double attached garage, plenty of natural light, and a welcoming community - this home truly blends comfort, convenience, and lifestyle. Don't just buy a townhome, invest in a place, call home!

Built in 2015

### Essential Information

MLS® # E4453680



|                |                   |
|----------------|-------------------|
| Price          | \$395,000         |
| Bedrooms       | 3                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,861             |
| Acres          | 0.00              |
| Year Built     | 2015              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 3 Storey          |
| Status         | Active            |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 32 804 Welsh Drive |
| Area        | Edmonton           |
| Subdivision | Walker             |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6X 1Y8            |

### Amenities

|           |                                                                                                                                                 |
|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Off Street Parking, Deck, Hot Water Tankless, No Animal Home, No Smoking Home, Parking-Visitor, Storage-In-Suite, Vinyl Windows, Heat Exchanger |
| 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          | None, No Basement                                                                                                                     |

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

|                   |                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Flat Site, Golf Nearby, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                         |
| Construction      | Wood, Vinyl                                                                                                              |
| Foundation        | Concrete Perimeter                                                                                                       |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 19th, 2025 |
| Days on Market | 32                |
| Zoning         | Zone 53           |
| Condo Fee      | \$187             |

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 September 20th, 2025 at 5:48am MDT