

## \$249,900 - 21 1904 48 Street, Edmonton

MLS® #E4440247

**\$249,900**

3 Bedroom, 1.50 Bathroom, 1,403 sqft

Condo / Townhouse on 0.00 Acres

Pollard Meadows, Edmonton, AB

ATTENTION FIRST TIME HOME BUYERS AND INVESTORS ! This LARGE 1403 SQFT townhouse in POLLARD MEADOWS features 3 spacious bedrooms and 2 bathrooms and a carport. The main floor features a functional kitchen, dining area, large living room with a gas fireplace and a half bath. The upper floor has a huge primary bedroom with a private balcony, two other large bedrooms and a full bath. Recent updates include attic insulation replacement (2022) FURNACE(2019) HWT (2019). The condominium has undergone exterior upgrades in the recent past, including a new roof, sidings, fence, new carport post, and parking lot. This property is conveniently located to Schools, Shopping, Public Transportation , Anthony Henday and all other amenities. IMMEDIATE POSSESSION AVAILABLE

Built in 1982

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4440247  |
| Price          | \$249,900 |
| Bedrooms       | 3         |
| Bathrooms      | 1.50      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,403     |



|            |                   |
|------------|-------------------|
| Acres      | 0.00              |
| Year Built | 1982              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | 2 Storey          |
| Status     | Active            |

### **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 21 1904 48 Street |
| Area        | Edmonton          |
| Subdivision | Pollard Meadows   |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6L 5H3           |

### **Amenities**

|           |                                                  |
|-----------|--------------------------------------------------|
| Amenities | Detectors Smoke, No Animal Home, No Smoking Home |
| Parking   | Single Carport                                   |

### **Interior**

|              |                                                                                              |
|--------------|----------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                    |
| Fireplace    | Yes                                                                                          |
| Fireplaces   | Tile Surround                                                                                |
| Stories      | 2                                                                                            |
| Has Basement | Yes                                                                                          |
| Basement     | Full, Unfinished                                                                             |

### **Exterior**

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                |
| Exterior Features | Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                           |
| Construction      | Wood, Vinyl                                                                |
| Foundation        | Concrete Perimeter                                                         |

### **School Information**

|            |                            |
|------------|----------------------------|
| Elementary | Pollard Meadows Elementary |
| Middle     | T.D. Baker Junior High Sch |
| High       | J. Percy Page High School  |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 4th, 2025 |
| Days on Market | 14             |
| Zoning         | Zone 29        |
| Condo Fee      | \$321          |

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Listing information last updated on June 18th, 2025 at 5:32am MDT