

## \$249,900 - 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	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	11
Zoning	Zone 29
Condo Fee	\$321

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