

## \$454,900 - 1820 47 Street, Edmonton

MLS® #E4448364

**\$454,900**

4 Bedroom, 3.00 Bathroom, 1,042 sqft

Single Family on 0.00 Acres

Pollard Meadows, Edmonton, AB

1820-47 street - proud of ownership! 6200 SF LOT. Upgraded and well maintained bi-level home with 4 bright and spacious bedrooms, 3 full bathrooms, 2 large sunny living rooms! New kitchen with plenty of cabinet space, new counter tops and faucet, garburator, amazing sun room, fully finished basement, new paint, new flooring, new rod iron railing, huge backyard with plenty of space for kids and your garden plus SHOP with 220 V electrical, insulated and heated! Double detached garage oversized and also insulated for your convenience. Located 2 min away from K-9 school, shopping, all services and transportation with express bus to downtown. Quiet family oriented community with only local traffic this home has it all for comfortable living in Pollard Meadows!

Built in 1979

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4448364  |
| Price          | \$454,900 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,042     |
| Acres          | 0.00      |
| Year Built     | 1979      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | Bi-Level               |
| Status   | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 1820 47 Street  |
| Area        | Edmonton        |
| Subdivision | Pollard Meadows |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6L 3J3         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Sunroom, See Remarks   |
| Parking   | Double Garage Detached |

### Interior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                 |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                        |
| Stories           | 2                                                                |
| Has Basement      | Yes                                                              |
| Basement          | Full, Finished                                                   |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Vinyl        |
| Exterior Features | Back Lane, Fenced  |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl        |
| Foundation        | Concrete Perimeter |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 17th, 2025 |
| Days on Market | 72              |
| Zoning         | Zone 29         |

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Listing information last updated on September 26th, 2025 at 11:17pm MDT