

## \$449,900 - 2043 49a Street, Edmonton

MLS® #E4425689

### \$449,900

5 Bedroom, 2.50 Bathroom, 1,049 sqft  
Single Family on 0.00 Acres

Pollard Meadows, Edmonton, AB

Welcome to this charming four-level split home in the desirable Pollard Meadows community! Located within walking distance of Millwood's Town Centre, and just minutes away from Grey Nuns Hospital, the LRT station, and the Anthony Henday. This spacious home offers 3 bedrooms and 1.5 bathrooms on the upper level. The main floor features a bright living room, formal dining area, and a large Maple kitchen with ample cabinet and counter space. The kitchen also has a side entrance that leads to the backyard. The separate basement entrance opens up to a large living room and a brand-new kitchen. A few steps down leads you to 2 additional bedrooms and a full bathroom, perfect for guests or extended family. The property boasts a beautifully landscaped front and back yard, with mature trees, a fire pit, and a generously-sized deck—ideal for outdoor living. The lot size over 5,600 sqft, offering plenty of space for gardening or recreation. Don't miss the opportunity to call this wonderful property yours.

Built in 1979

### Essential Information

MLS® #	E4425689
Price	\$449,900
Bedrooms	5



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,049
Acres	0.00
Year Built	1979
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### **Community Information**

Address	2043 49a Street
Area	Edmonton
Subdivision	Pollard Meadows
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 2W9

### **Amenities**

Amenities	Deck, Fire Pit
Parking	Front Drive Access

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Washer, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Stories	4
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation            Concrete Perimeter

### **Additional Information**

Date Listed            March 14th, 2025

Days on Market      28

Zoning                 Zone 29

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