

Courtesy Of Katherine Grimes Of Real Broker

## \$485,000 - 1756 49a Street, Edmonton

MLS® #E4447105

**\$485,000**

5 Bedroom, 2.50 Bathroom, 1,080 sqft

Single Family on 0.00 Acres

Pollard Meadows, Edmonton, AB

Welcome to timeless charm in Pollard Meadows! This fully finished 5-bedroom, 2.5-bathroom bi-level sits on a quiet, family-friendly street and offers both space and comfort. The renovated main level features hardwood flooring, a beautifully updated kitchen with quartzite countertops, and new stainless steel appliances (fridge, stove, microwave 2024). Outside, enjoy a massive, meticulously maintained yard with an apple tree, Nanking cherry tree, rhubarb, and raspberry bushes—perfect for gardeners and outdoor lovers alike. The oversized garage (built in 2000) provides plenty of room for parking, storage, or home projects. Other value-adds include: Furnace (2022), AC (2022), HWT (2018), Washer & Dryer (2025) and additional care & maintenance throughout the years. Located near 50th Street, Mill Woods Town Centre, Mill Woods LRT Station, and Grey Nuns Hospital, plus an array of parks, as well as the recreation centre. There is plenty of room to grow, don't miss the chance to make this your home!

Built in 1980

### Essential Information

MLS® # E4447105

Price \$485,000



Bedrooms	5
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,080
Acres	0.00
Year Built	1980
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	1756 49a Street
Area	Edmonton
Subdivision	Pollard Meadows
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 3K6

### Amenities

Amenities	Air Conditioner, Crawl Space, Deck, Gazebo, Hot Water Natural Gas, Smart/Program. Thermostat
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Microwave Hood Fan, Oven-Built-In, Refrigerator, Storage Shed, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Fenced, Fruit Trees/Shrubs, Landscaped, No Back Lane, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	July 10th, 2025
Days on Market	1
Zoning	Zone 29

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Listing information last updated on July 11th, 2025 at 12:17pm MDT