

\$749,900 - 1843 45 Street, Edmonton

MLS® #E4452061

\$749,900

7 Bedroom, 5.00 Bathroom, 2,443 sqft

Single Family on 0.00 Acres

Pollard Meadows, Edmonton, AB

FIND YOUR WAY HOME to this stunning, one-of-a-kind bi-level built by Stone Hill Homes, offering over 4,000 sq. ft. of versatile living space. Perfect for a multi-generational family or those seeking separated living areas, this home features 7 bedrooms, 5 full bathrooms, and thoughtfully designed spaces filled with natural light from the soaring 20-foot ceilings and abundant windows. The main floor offers a spacious living room, dining area, and family room with a cozy gas fireplace. The chef's kitchen features granite countertops, ample cabinetry, and a layout ideal for gatherings. Four generous bedrooms complete the main level. The permitted basement suite offers its own entrance, 2 bedrooms, a full kitchen, and a comfortable living area — ideal for extended family or rental income. The lower level also includes an additional bedroom, a full bathroom, and a stylish wet bar or optional 3rd kitchen. Outside, you'll find an oversized aggregate driveway in the front and additional car/RV parking in the rear

Built in 2009

Essential Information

MLS® # E4452061

Price \$749,900



Bedrooms	7
Bathrooms	5.00
Full Baths	5
Square Footage	2,443
Acres	0.00
Year Built	2009
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

Community Information

Address	1843 45 Street
Area	Edmonton
Subdivision	Pollard Meadows
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 2S6

Amenities

Amenities	Air Conditioner, Ceiling 10 ft., Ceiling 9 ft., Deck, Detectors Smoke, Exterior Walls- 2"x6", Hot Water Tankless, R.V. Storage, 9 ft. Basement Ceiling
Parking Spaces	5
Parking	Double Garage Attached, Front/Rear Drive Access, Insulated

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Window Coverings, See Remarks, Dryer-Two, Washers-Two
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Direct Vent
Stories	2
Has Suite	Yes
Has Basement	Yes

Basement Full, Finished

Exterior

Exterior Wood, Vinyl
Exterior Features Back Lane, Fenced, Fruit Trees/Shrubs, Landscaped, Schools
Roof Asphalt Shingles
Construction Wood, Vinyl
Foundation Concrete Perimeter

Additional Information

Date Listed August 8th, 2025
Days on Market 17
Zoning Zone 29

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)
Listing information last updated on August 24th, 2025 at 9:31pm MDT