# \$235,000 - 16 1904 48 Street, Edmonton

MLS® #E4430626

#### \$235.000

3 Bedroom, 1.50 Bathroom, 1,119 sqft Condo / Townhouse on 0.00 Acres

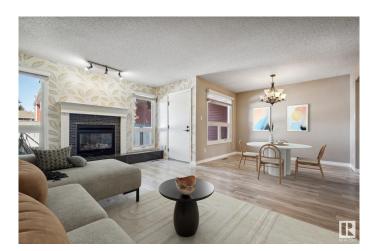
Pollard Meadows, Edmonton, AB

You can feel proud to be the owner of this 1100 ft.Â<sup>2</sup>,3 bedroom,2 bathroom townhome in SE Edmonton. This house has been well cared for & maintained over the years. Covered parking & a dedicated stall for both of your vehicles. Feel the warmth as you walk into this house. The massive living room offers many options & has 2 windows that both open for a nice, cool breeze in the summer or cozy up to the gas fireplace in the winter time.Let your puppy out back to the fully fenced patio that has a 6 foot fence for extra privacy. The gate out back to the common area gives you the option to say hi to your neighbours or just keep the gate closed & you won't have to see anybody, the choice is completely yours!Primary bedroom is huge & will fit everything you need for your own private apartment like bedroom, bedroom 2 and 3 are also a good size. Lots of closets throughout, his & her sinks in the main, 4 pc bathroom. The basement is partially finished & with the right creative eye can easily be customizable to fit your lifestyle



## **Essential Information**

MLS® # E4430626 Price \$235,000



Bedrooms 3

Bathrooms 1.50

Full Baths 1

Half Baths 1

Square Footage 1,119

Acres 0.00

Year Built 1982

Type Condo / Townhouse

Sub-Type Townhouse

Style 2 Storey

Status Active

# **Community Information**

Address 16 1904 48 Street

Area Edmonton

Subdivision Pollard Meadows

City Edmonton
County ALBERTA

Province AB

Postal Code T6L 5H3

#### **Amenities**

Amenities Hot Water Natural Gas, No Smoking Home, Parking-Extra

Parking Single Carport, Stall

#### Interior

Appliances Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric,

Washer, Window Coverings

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Partially Finished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Fenced, Playground Nearby, Public Swimming Pool, Public

Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

## **Additional Information**

Date Listed April 12th, 2025

Days on Market 19

Zoning Zone 29

Condo Fee \$304

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 May 1st, 2025 at 9:02pm MDT