

## \$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        3  
Zoning                      Zone 29

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