

\$239,900 - 31 1651 46 Street, Edmonton

MLS® #E4420307

\$239,900

4 Bedroom, 2.50 Bathroom, 1,191 sqft
Condo / Townhouse on 0.00 Acres

Pollard Meadows, Edmonton, AB

ATTENTION INVESTORS & FIRST TIME HOME BUYERS! This well maintained 4-bedroom townhouse offers the perfect blend of comfort and potential. Step inside to discover a spacious main floor, ideal for both relaxing and entertaining. Main level is complete with kitchen, dining room and a 2 piece bathroom with a huge living space. Upstairs, 3 spacious bedrooms await, along with a convenient 4-piece bathroom. The fully developed basement includes one bedroom, summer kitchen with a full washroom. This Unit has 2 parking stalls (one assigned and the other leased) with **LOW CONDO FEES**. This home is within walking distance to schools, shopping, and transit, making it an attractive option for investors and first-time buyers alike.! Its fully fenced back yard With quick possession available..

Built in 1982

Essential Information

MLS® #	E4420307
Price	\$239,900
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,191



Acres	0.00
Year Built	1982
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

Community Information

Address	31 1651 46 Street
Area	Edmonton
Subdivision	Pollard Meadows
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 5H2

Amenities

Amenities	Off Street Parking, Detectors Smoke, No Animal Home, No Smoking Home, Parking-Extra, Parking-Plug-Ins, See Remarks
Parking	2 Outdoor Stalls

Interior

Appliances	Dishwasher-Built-In, Dryer, Washer, See Remarks, Refrigerators-Two, Stoves-Two, Microwave Hood Fan-Two, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Concrete, Stucco, Vinyl
Exterior Features	Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Concrete, Stucco, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	February 5th, 2025
Days on Market	37

Zoning	Zone 29
Condo Fee	\$311

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