

# \$225,000 - 49 1651 46 Street, Edmonton

MLS® #E4454090

**\$225,000**

3 Bedroom, 1.50 Bathroom, 1,212 sqft  
Condo / Townhouse on 0.00 Acres

Pollard Meadows, Edmonton, AB

This charming 3-bedroom, 1.5-bath home offers excellent value and thoughtful updates, including a new dishwasher (2025), hot water tank (2023), and a replaced back door screen (2025). Enjoy the convenience of a front parking stall, functional layout, and a private backyard space. Perfectly located near public schools, transit options, the Sikh temple, and Mill Woods Town Centre, this home provides both comfort and accessibility. Whether you're a first-time buyer or investor, this is a great opportunity in a well-connected neighborhood.

Built in 1982

## Essential Information

MLS® #	E4454090
Price	\$225,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,212
Acres	0.00
Year Built	1982
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey



Status Active

### Community Information

Address 49 1651 46 Street  
Area Edmonton  
Subdivision Pollard Meadows  
City Edmonton  
County ALBERTA  
Province AB  
Postal Code T6L 5H2

### Amenities

Amenities Hot Water Natural Gas  
Parking Stall

### Interior

Appliances Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer  
Heating Forced Air-1, Natural Gas  
Fireplace Yes  
Fireplaces Masonry  
Stories 2  
Has Basement Yes  
Basement Full, Unfinished

### Exterior

Exterior Wood, Vinyl  
Exterior Features Playground Nearby, Public Transportation, Schools  
Roof Asphalt Shingles  
Construction Wood, Vinyl  
Foundation Concrete Perimeter

### Additional Information

Date Listed August 21st, 2025  
Days on Market 28  
Zoning Zone 29  
Condo Fee \$296

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