

\$449,900 - 2043 49a Street, Edmonton

MLS® #E4425689

\$449,900

5 Bedroom, 2.50 Bathroom, 1,049 sqft

Single Family on 0.00 Acres

Pollard Meadows, Edmonton, AB

Welcome to this charming four-level split home in the desirable Pollard Meadows community! Located within walking distance of Millwood's Town Centre, and just minutes away from Grey Nuns Hospital, the LRT station, and the Anthony Henday. This spacious home offers 3 bedrooms and 1.5 bathrooms on the upper level. The main floor features a bright living room, formal dining area, and a large Maple kitchen with ample cabinet and counter space. The kitchen also has a side entrance that leads to the backyard. The separate basement entrance opens up to a large living room and a brand-new kitchen. A few steps down leads you to 2 additional bedrooms and a full bathroom, perfect for guests or extended family. The property boasts a beautifully landscaped front and back yard, with mature trees, a fire pit, and a generously-sized deck—ideal for outdoor living. The lot size over 5,600 sqft, offering plenty of space for gardening or recreation. Don't miss the opportunity to call this wonderful property you.

Built in 1979

Essential Information

MLS® # E4425689

Price \$449,900

Bedrooms 5



| | |
|----------------|------------------------|
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,049 |
| Acres | 0.00 |
| Year Built | 1979 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 4 Level Split |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 2043 49a Street |
| Area | Edmonton |
| Subdivision | Pollard Meadows |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6L 2W9 |

Amenities

| | |
|-----------|--------------------|
| Amenities | Deck, Fire Pit |
| Parking | Front Drive Access |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Washer, Refrigerators-Two, Stoves-Two |
| Heating | Forced Air-1, Natural Gas |
| Stories | 4 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Vinyl |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |

Foundation Concrete Perimeter

Additional Information

Date Listed March 14th, 2025

Days on Market 51

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 May 4th, 2025 at 6:17pm MDT