

Courtesy Of Aaron P Dulmage Of Exp Realty

## \$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.Â²,3 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 wonâ€™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

Built in 1982

### 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        8

Zoning                 Zone 29

Condo Fee             \$304

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