

## \$549,000 - 2047 49a Street, Edmonton

MLS® #E4428327

**\$549,000**

5 Bedroom, 2.00 Bathroom, 1,033 sqft

Single Family on 0.00 Acres

Pollard Meadows, Edmonton, AB

Welcome to this exquisite home, nestled in the highly sought-after Pollard Meadows neighborhood of South Edmonton. Recently renovated with meticulous attention to detail, this property offers luxurious finishes and is located in one of the area's most family-friendly communities and short 3-minute drive from Millwoods Town Centre and a host of essential amenities, it presents an ideal opportunity for first-time homebuyers or investors. The kitchen features modern cabinets, providing abundant storage space and a sleek, contemporary aesthetic. The open-concept main living area is bathed in natural light, creating a warm and inviting atmosphere. The home boasts two bedrooms on the lower level, complemented by a second fully equipped kitchen. Additional highlights include premium stainless steel appliances, newly installed luxury vinyl plank flooring throughout, upgraded windows, enlarged basement windows, and stylish, modern light fixtures. The property also features a separate Entrance for Basement.

Built in 1979

### Essential Information

MLS® # E4428327

Price \$549,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,033                  |
| Acres          | 0.00                   |
| Year Built     | 1979                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 2047 49a Street |
| Area        | Edmonton        |
| Subdivision | Pollard Meadows |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6L 2W9         |

### **Amenities**

|           |                                     |
|-----------|-------------------------------------|
| Amenities | No Smoking Home, See Remarks        |
| Parking   | No Garage, Parking Pad Cement/Paved |

### **Interior**

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Washer, Refrigerators-Two, Stoves-Two |
| Heating      | Forced Air-1, Natural Gas   |
| Stories      | 2   |
| Has Basement | Yes   |
| Basement     | Full, Finished  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco, Vinyl  |
| Exterior Features | Airport Nearby, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco, Vinyl  |
| Foundation        | Concrete Perimeter   |

**Additional Information**

Date Listed            March 31st, 2025  
Days on Market      18  
Zoning                 Zone 29

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