

## \$260,000 - 13 1904 48 Street, Edmonton

MLS® #E4428891

**\$260,000**

3 Bedroom, 1.50 Bathroom, 1,213 sqft

Condo / Townhouse on 0.00 Acres

Pollard Meadows, Edmonton, AB

Nestled within the charming community of Pollard Meadows, this spacious 3-bedroom townhome has been fully renovated with new flooring, baseboards, and fresh paint throughout. The layout features a spacious kitchen complete with ceramic tile backsplash, quartz countertops, custom upgraded cabinet package. For family gatherings and relaxation, living room with a fireplace and spacious dining room, all makes a cozy atmosphere. When you go upstairs, you will find a master bedroom and 2 well-sized bedrooms. Having very low condo fees with convenient amenities is a BIG ADVANTAGE. This property includes a carport parking with extra assigned parking and a visitor parking in the front. This condominium has completed exterior renovation upgrades recently including a new roof, sidings, roadways, new carport post and parking lot. It is close to many amenities including bus stop, school and shopping. TD Baker junior school, Pollard Meadows Elementary school and J. Percy Page High school. ALL THIS HOME NEEDS YOU!!

Built in 1982

### Essential Information

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Price \$260,000



Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,213
Acres	0.00
Year Built	1982
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	13 1904 48 Street
Area	Edmonton
Subdivision	Pollard Meadows
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 5H3

### Amenities

Amenities	Detectors Smoke, No Animal Home, Parking-Plug-Ins, Parking-Visitor
Parking Spaces	2
Parking	Single Carport, Stall

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Fenced, Golf Nearby, Low Maintenance Landscape,

Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	POLLARD MEADOWS
Middle	J. PERCY PAGE SCHOOL
High	J. PERCY PAGE SCHOOL

### Additional Information

Date Listed	April 3rd, 2025
Days on Market	33
Zoning	Zone 29
Condo Fee	\$304

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Listing information last updated on May 6th, 2025 at 9:31am MDT