

\$250,000 - 8 1651 46 Street, Edmonton

MLS® #E4446462

\$250,000

3 Bedroom, 1.50 Bathroom, 1,216 sqft

Condo / Townhouse on 0.00 Acres

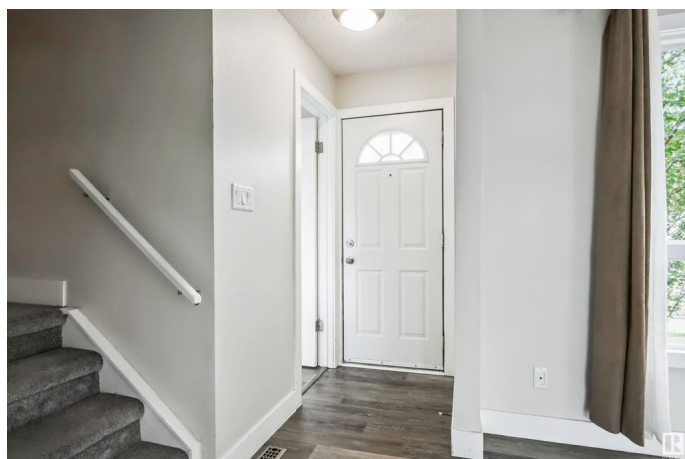
Pollard Meadows, Edmonton, AB

Bright, renovated END UNIT in the heart of Pollard Meadows! This stylish 3-bed, 1.5-bath townhome is move-in ready with a sunny SW-facing backyard that backs onto a quiet walking trail—perfect for pets, play, or peaceful mornings. Inside, a unique layout features a spacious living room with a cozy two-sided wood-burning fireplace, a formal dining area, and an updated kitchen with plenty of storage. Upstairs, enjoy a large primary bedroom with a full wall of closets and two more good-sized bedrooms. The renovated 4-piece bath includes a brand new tub, tile surround, sink, and lighting. With bright walls, modern vinyl plank flooring, and thoughtful upgrades throughout, this home feels practically brand new! LOW condo fees (\$295.75/month) in a well-managed, family-friendly complex close to schools, parks, shopping, and transit. Quick possession available—this is the one you’ve been waiting for!

Built in 1982

Essential Information

MLS® #	E4446462
Price	\$250,000
Bedrooms	3
Bathrooms	1.50



Full Baths	1
Half Baths	1
Square Footage	1,216
Acres	0.00
Year Built	1982
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

Community Information

Address	8 1651 46 Street
Area	Edmonton
Subdivision	Pollard Meadows
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 5H2

Amenities

Amenities	Parking-Plug-Ins, Patio
Parking Spaces	2
Parking	Stall

Interior

Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Three Sided
Stories	1
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	POLLARD MEADOWS
Middle	TD BAKER
High	WP WAGNER

Additional Information

Date Listed	July 8th, 2025
Days on Market	5
Zoning	Zone 29
Condo Fee	\$296

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