

\$400,000 - 2056 45 Street, Edmonton

MLS® #E4456213

\$400,000

3 Bedroom, 2.50 Bathroom, 1,621 sqft
Single Family on 0.00 Acres

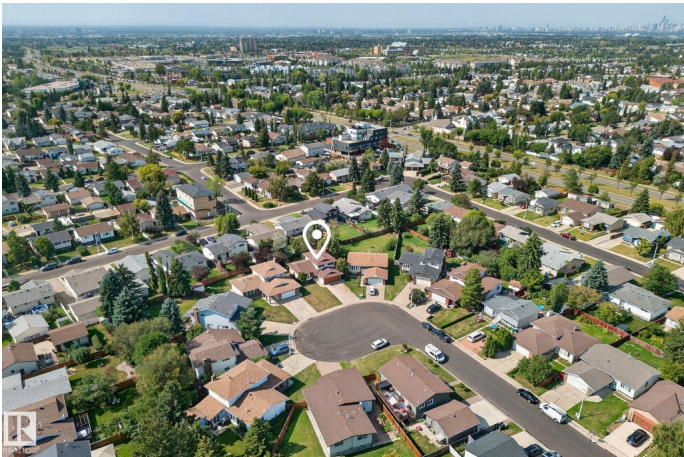
Pollard Meadows, Edmonton, AB

Original-owner 2-storey in Pollard Meadows! Tucked on a quiet cul-de-sac, this well-loved home offers a perfect mix of comfort and convenience—just minutes to Mill Woods Town Centre, schools, childcare, and transit. Enjoy a private backyard retreat with vegetable garden and raspberry shrubs. Recent upgrades include furnace, hot water tank, and insulation for year-round efficiency. The basement extends your living space with 2 finished rooms—ideal for office, hobbies, or play. A rare chance to own a lovingly cared-for family home in a welcoming community.

Built in 1979

Essential Information

MLS® #	E4456213
Price	\$400,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,621
Acres	0.00
Year Built	1979
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey



Status	Active
--------	--------

Community Information

Address	2056 45 Street
Area	Edmonton
Subdivision	Pollard Meadows
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 2V1

Amenities

Amenities	Carbon Monoxide Detectors, Deck, Detectors Smoke, Hot Water Natural Gas, Insulation-Upgraded, No Animal Home, No Smoking Home
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing, See Remarks
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Cul-De-Sac, Fenced, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby, Treed Lot, Vegetable Garden
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 4th, 2025
Days on Market	3
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 September 7th, 2025 at 3:48pm MDT