

\$244,900 - 24 1651 46 Street, Edmonton

MLS® #E4453435

\$244,900

3 Bedroom, 1.50 Bathroom, 1,191 sqft
Condo / Townhouse on 0.00 Acres

Pollard Meadows, Edmonton, AB

ATTENTION FIRST TIME HOME BUYERS AND INVESTORS! This beautiful townhouse in POLLARD MEADOWS features 3 spacious bedrooms and 2 bathrooms. The main floor features a functional kitchen, dining area, large living room with a stylish fireplace and a half bath. The upper floor features a spacious primary bedroom, two additional large bedrooms, and a full bathroom. The basement is ready for your finishing touches. Recent upgrades include FURNACE(2023) HWT (2020). This property is conveniently located to Schools, Shopping, Public Transportation, Anthony Henday and all other amenities. IMMEDIATE POSSESSION AVAILABLE-Low Condo Fees of \$302.20/Month and well managed Complex!

Built in 1982

Essential Information

MLS® #	E4453435
Price	\$244,900
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,191
Acres	0.00



Year Built	1982
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

Community Information

Address	24 1651 46 Street
Area	Edmonton
Subdivision	Pollard Meadows
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 5H2

Amenities

Amenities	Detectors Smoke, No Smoking Home
Parking	Stall

Interior

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	See Remarks
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Pollard Meadows Elementary
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Middle	T.D. Baker Junior High Sch
High	J. Percy Page High School

Additional Information

Date Listed	August 17th, 2025
Days on Market	30
Zoning	Zone 29
Condo Fee	\$302

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