

## \$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

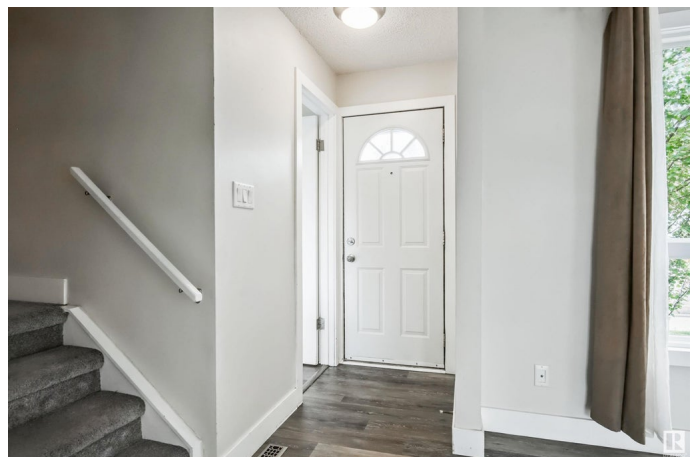
Pollard Meadows, Edmonton, AB

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	7
Zoning	Zone 29
Condo Fee	\$296

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