

# \$239,900 - 31 1651 46 Street, Edmonton

MLS® #E4420307

**\$239,900**

4 Bedroom, 2.50 Bathroom, 1,191 sqft  
Condo / Townhouse on 0.00 Acres

Pollard Meadows, Edmonton, AB

**ATTENTION INVESTORS & FIRST TIME HOME BUYERS!** This well maintained 4-bedroom townhouse offers the perfect blend of comfort and potential. Step inside to discover a spacious main floor, ideal for both relaxing and entertaining. Main level is complete with kitchen, dining room and a 2 piece bathroom with a huge living space. Upstairs, 3 spacious bedrooms await, along with a convenient 4-piece bathroom. The fully developed basement includes one bedroom, summer kitchen with a full washroom. This Unit has 2 parking stalls (one assigned and the other leased) with **LOW CONDO FEES**. This home is within walking distance to schools, shopping, and transit, making it an attractive option for investors and first-time buyers alike.! Its fully fenced back yard With quick possession available..

Built in 1982

## Essential Information

MLS® #	E4420307
Price	\$239,900
Bedrooms	4
Bathrooms	2.50
Full Baths	2
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	31 1651 46 Street
Area	Edmonton
Subdivision	Pollard Meadows
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 5H2

### **Amenities**

Amenities	Off Street Parking, Detectors Smoke, No Animal Home, No Smoking Home, Parking-Extra, Parking-Plug-Ins, See Remarks
Parking	2 Outdoor Stalls

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Washer, See Remarks, Refrigerators-Two, Stoves-Two, Microwave Hood Fan-Two, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Concrete, Stucco, Vinyl
Exterior Features	Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Concrete, Stucco, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	February 5th, 2025
Days on Market	37

Zoning	Zone 29
Condo Fee	\$311

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