

# \$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 |
|------------|----------------------------|

|        |                            |
|--------|----------------------------|
| Middle | T.D. Baker Junior High Sch |
| High   | J. Percy Page High School  |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 17th, 2025 |
| Days on Market | 3                 |
| Zoning         | Zone 29           |
| Condo Fee      | \$302             |

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Listing information last updated on August 20th, 2025 at 10:32am MDT