

# \$218,000 - 49 1651 46 Street, Edmonton

MLS® #E4459002

**\$218,000**

3 Bedroom, 1.50 Bathroom, 1,212 sqft  
Condo / Townhouse on 0.00 Acres

Pollard Meadows, Edmonton, AB

This charming 3-bedroom, 1.5-bath home offers excellent value and thoughtful updates, including a new dishwasher (2025), hot water tank (2023), and a replaced back door screen (2025). Enjoy the convenience of a front parking stall, functional layout, and a private backyard space. Perfectly located near public schools, transit options, the Sikh temple, and Mill Woods Town Centre, this home provides both comfort and accessibility. Whether you’re a first-time buyer or investor, this is a great opportunity in a well-connected neighborhood.

Built in 1982

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4459002          |
| Price          | \$218,000         |
| Bedrooms       | 3                 |
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,212             |
| Acres          | 0.00              |
| Year Built     | 1982              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 49 1651 46 Street |
| Area        | Edmonton          |
| Subdivision | Pollard Meadows   |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6L 5H2           |

## Amenities

|           |                       |
|-----------|-----------------------|
| Amenities | Hot Water Natural Gas |
| Parking   | Stall                 |

## Interior

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

## Exterior

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

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 22nd, 2025 |
| Days on Market | 7                    |
| Zoning         | Zone 29              |
| Condo Fee      | \$296                |

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Listing information last updated on September 29th, 2025 at 2:47am MDT