

## \$519,000 - 2064 49a Street, Edmonton

MLS® #E4433870

**\$519,000**

4 Bedroom, 3.50 Bathroom, 2,286 sqft

Single Family on 0.00 Acres

Pollard Meadows, Edmonton, AB

Spacious 4-Bed, 4-Bath Family Home with Tons of Potential! If you're looking for space, location, and a chance to make a home truly your own—this is it! This bright and expansive 2300 sq ft 4-bedroom, 4-bathroom home is full of character and potential. With vaulted ceilings, an attached garage, and generous living spaces, it offers the perfect foundation for a growing family. Located in a fantastic neighborhood just minutes from the Henday, schools, parks, and shopping, the location can't be beat. The layout is ideal, with large bedrooms, multiple bathrooms, and plenty of room to re-imagine and update to your style. Whether you're a first-time buyer looking to build equity or an investor searching for your next project, this is a rare opportunity. New roof in 2023 with vents Bring your vision and make this home your own!

Built in 1979

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4433870  |
| Price          | \$519,000 |
| Bedrooms       | 4         |
| Bathrooms      | 3.50      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 2,286     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1979                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 2064 49a Street |
| Area        | Edmonton        |
| Subdivision | Pollard Meadows |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6L 2X1         |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Vaulted Ceiling        |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Opener, Garburator, Refrigerator, Stove-Electric, Window Coverings, See Remarks |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Brick Facing  |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Brick  |
| Exterior Features | Fenced, Flat Site, Landscaped, Level Land, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Brick  |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 1st, 2025

Days on Market                12

Zoning                            Zone 29

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