

# \$234,900 - 48 1904 48 Street, Edmonton

MLS® #E4435134

**\$234,900**

4 Bedroom, 1.50 Bathroom, 1,195 sqft  
Condo / Townhouse on 0.00 Acres

Pollard Meadows, Edmonton, AB

The spacious 2 story townhouse is ideal for the first time home buyer or investor! The property features three bedrooms, offering ample space for family or guests. There is a full bathroom and a half bath, providing convenience for daily use. On the main floor, you'll find kitchen and a welcoming living room that includes a fireplace, creating a cozy atmosphere for gatherings and relaxation. Adjacent to the living room is the dining area, perfect for family meals or entertaining. The property is close to many amenities including bus stop, school and shopping.

Built in 1982

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4435134          |
| Price          | \$234,900         |
| Bedrooms       | 4                 |
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,195             |
| Acres          | 0.00              |
| Year Built     | 1982              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |



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

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 48 1904 48 Street |
| Area        | Edmonton          |
| Subdivision | Pollard Meadows   |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6L 5H3           |

### Amenities

|           |                |
|-----------|----------------|
| Amenities | See Remarks    |
| Parking   | Single Carport |

### Interior

|              |                                                                  |
|--------------|------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                        |
| Fireplace    | Yes                                                              |
| Fireplaces   | Stone Facing                                                     |
| Stories      | 2                                                                |
| Has Basement | Yes                                                              |
| Basement     | Full, Partially Finished                                         |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood               |
| Exterior Features | See Remarks        |
| Roof              | Asphalt Shingles   |
| Construction      | Wood               |
| Foundation        | Concrete Perimeter |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 8th, 2025 |
| Days on Market | 12            |
| Zoning         | Zone 29       |
| Condo Fee      | \$306         |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they

provide (MLS® , Multiple Listing Service®)  
Listing information last updated on May 20th, 2025 at 2:17am MDT