

## \$235,000 - 16 1904 48 Street, Edmonton

MLS® #E4430626

**\$235,000**

3 Bedroom, 1.50 Bathroom, 1,119 sqft

Condo / Townhouse on 0.00 Acres

Pollard Meadows, Edmonton, AB

You can feel proud to be the owner of this 1100 ft.Â², 3 bedroom, 2 bathroom townhome in SE Edmonton. This house has been well cared for & maintained over the years. Covered parking & a dedicated stall for both of your vehicles. Feel the warmth as you walk into this house. The massive living room offers many options & has 2 windows that both open for a nice, cool breeze in the summer or cozy up to the gas fireplace in the winter time. Let your puppy out back to the fully fenced patio that has a 6 foot fence for extra privacy. The gate out back to the common area gives you the option to say hi to your neighbours or just keep the gate closed & you won't have to see anybody, the choice is completely yours! Primary bedroom is huge & will fit everything you need for your own private apartment like bedroom, bedroom 2 and 3 are also a good size. Lots of closets throughout, his & her sinks in the main, 4 pc bathroom. The basement is partially finished & with the right creative eye can easily be customizable to fit your lifestyle

Built in 1982

### Essential Information

MLS® # E4430626

Price \$235,000



Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,119
Acres	0.00
Year Built	1982
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	16 1904 48 Street
Area	Edmonton
Subdivision	Pollard Meadows
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 5H3

### Amenities

Amenities	Hot Water Natural Gas, No Smoking Home, Parking-Extra
Parking	Single Carport, Stall

### Interior

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

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      April 12th, 2025  
Days on Market                18  
Zoning                              Zone 29  
Condo Fee                        \$304

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