

## \$549,000 - 2047 49a Street, Edmonton

MLS® #E4428327

**\$549,000**

5 Bedroom, 2.00 Bathroom, 1,033 sqft

Single Family on 0.00 Acres

Pollard Meadows, Edmonton, AB

Welcome to this exquisite home, nestled in the highly sought-after Pollard Meadows neighborhood of South Edmonton. Recently renovated with meticulous attention to detail, this property offers luxurious finishes and is located in one of the area's most family-friendly communities and short 3-minute drive from Millwoods Town Centre and a host of essential amenities, it presents an ideal opportunity for first-time homebuyers or investors. The kitchen features modern cabinets, providing abundant storage space and a sleek, contemporary aesthetic. The open-concept main living area is bathed in natural light, creating a warm and inviting atmosphere. The home boasts two bedrooms on the lower level, complemented by a second fully equipped kitchen. Additional highlights include premium stainless steel appliances, newly installed luxury vinyl plank flooring throughout, upgraded windows, enlarged basement windows, and stylish, modern light fixtures. The property also features a separate Entrance for Basement.

Built in 1979

### Essential Information

MLS® # E4428327

Price \$549,000



Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,033
Acres	0.00
Year Built	1979
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	2047 49a Street
Area	Edmonton
Subdivision	Pollard Meadows
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 2W9

### **Amenities**

Amenities	No Smoking Home, See Remarks
Parking	No Garage, Parking Pad Cement/Paved

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Washer, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco, Vinyl
Exterior Features	Airport Nearby, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed            March 31st, 2025  
Days on Market      169  
Zoning                Zone 29

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