

## \$428,000 - 2103 45 Street, Edmonton

MLS® #E4451319

**\$428,000**

5 Bedroom, 2.00 Bathroom, 1,047 sqft

Single Family on 0.00 Acres

Pollard Meadows, Edmonton, AB

Great Location! Renovated MOVE IN READY Bilevel House, 3 bedrooms main floor and 2 bedrooms in Basement. 1 - 4 piece bathroom (main level) and 1- 3 piece in Basement. Big living room and Dining room that move into the kitchen area, making it an open concept with a lot of natural light. Kitchen connects to the big deck outside, that is attached to the house. Newly painted house, floors replaced for Vinyl in the main level and continues into the basement. In the basement we will find 2 big bedrooms and a den. Built in 1979. Very sunny backyard. Very Large renovated wood treated deck for all the family to enjoy. Back yard is ready for families to plant a big garden or just have space to play. Convenience stores located just across the street in Millwoods Rd. North and 23 ave. Public transportation, Brand New High School, Junior High and Elementary School all close by. Easy access to Anthony Henday Highway and Whitemud Dr. via 50 St. The Grey Nuns Hospital & Shopping Center is only 5 min drive.

Built in 1979

### Essential Information

MLS® # E4451319

Price \$428,000

Bedrooms 5



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,047                  |
| Acres          | 0.00                   |
| Year Built     | 1979                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 2103 45 Street  |
| Area        | Edmonton        |
| Subdivision | Pollard Meadows |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6L 2T9         |

### **Amenities**

|                |                                                                                      |
|----------------|--------------------------------------------------------------------------------------|
| Amenities      | Deck, Hot Water Natural Gas, No Animal Home, No Smoking Home, Parking-Visitor, Patio |
| Parking Spaces | 4                                                                                    |
| Parking        | Front Drive Access, No Garage, Stall                                                 |

### **Interior**

|              |                              |
|--------------|------------------------------|
| Appliances   | Refrigerator, Stove-Electric |
| Heating      | Forced Air-1, Natural Gas    |
| Stories      | 2                            |
| Has Basement | Yes                          |
| Basement     | Full, Finished               |

### **Exterior**

|                   |                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Metal, Stucco                                                                                                            |
| Exterior Features | Commercial, Fenced, Flat Site, Landscaped, Level Land, Partially Landscaped, Playground Nearby, Public Transportation, Schools |
| Roof              | Asphalt Shingles                                                                                                               |
| Construction      | Wood, Metal, Stucco                                                                                                            |
| Foundation        | Concrete Perimeter                                                                                                             |

School Information

|            |                          |
|------------|--------------------------|
| Elementary | Pollard Meadows          |
| Middle     | T.D.Baker                |
| High       | Holy Trinity, Percy Page |

Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 5th, 2025 |
| Days on Market | 22               |
| Zoning         | Zone 29          |



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 August 27th, 2025 at 5:33am MDT