

## \$469,900 - 1756 49a Street, Edmonton

MLS® #E4449723

**\$469,900**

5 Bedroom, 2.50 Bathroom, 1,010 sqft

Single Family on 0.00 Acres

Pollard Meadows, Edmonton, AB

Welcome to timeless charm in Pollard Meadows! This fully finished 5-bedroom, 2.5-bathroom bi-level sits on a quiet, family-friendly street and offers both space and comfort. The renovated main level features hardwood flooring, a beautifully updated kitchen with quartzite countertops, and new stainless steel appliances (fridge, stove, microwave 2024). Outside, enjoy a massive, meticulously maintained yard with an apple tree, Nanking cherry tree, rhubarb, and raspberry bushes—perfect for gardeners and outdoor lovers alike. The oversized garage (built in 2000) provides plenty of room for parking, storage, or home projects. Other value-adds include: Furnace (2022), AC (2022), HWT (2018), Washer & Dryer (2025) and additional care & maintenance throughout the years. Located near 50th Street, Mill Woods Town Centre, Mill Woods LRT Station, and Grey Nuns Hospital, plus an array of parks, as well as the recreation centre. There is plenty of room to grow, don't miss the chance to make this your home!

Built in 1980

### Essential Information

MLS® # E4449723

Price \$469,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,010                  |
| Acres          | 0.00                   |
| Year Built     | 1980                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 1756 49a Street |
| Area        | Edmonton        |
| Subdivision | Pollard Meadows |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6L 3K6         |

### Amenities

|           |                                                                                              |
|-----------|----------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Crawl Space, Deck, Gazebo, Hot Water Natural Gas, Smart/Program. Thermostat |
| Parking   | Double Garage Detached                                                                       |

### Interior

|                   |                                                                                                                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                      |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Microwave Hood Fan, Oven-Built-In, Refrigerator, Storage Shed, Vacuum Systems, Washer, Window Coverings |
| Heating           | Forced Air-1, Forced Air-2, Natural Gas                                                                                                                                                               |
| Fireplace         | Yes                                                                                                                                                                                                   |
| Fireplaces        | Tile Surround                                                                                                                                                                                         |
| Stories           | 2                                                                                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                                                                                   |
| Basement          | Full, Finished                                                                                                                                                                                        |

### Exterior

|                   |                                                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                                           |
| Exterior Features | Fenced, Fruit Trees/Shrubs, Landscaped, No Back Lane, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                       |
| Construction      | Wood, Stucco                                                                                                                           |
| Foundation        | Concrete Perimeter                                                                                                                     |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 25th, 2025 |
| Days on Market | 8               |
| Zoning         | Zone 29         |

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Listing information last updated on August 2nd, 2025 at 3:02pm MDT