

## \$509,000 - 2064 49a Street, Edmonton

MLS® #E4433870

**\$509,000**

4 Bedroom, 3.50 Bathroom, 2,286 sqft

Single Family on 0.00 Acres

Pollard Meadows, Edmonton, AB

Spacious 4-Bed, 4-Bath Family Home with Tons of Potential! If you're looking for space, location, and a chance to make a home truly your own—this is it! This bright and expansive 2300 sq ft 4-bedroom, 4-bathroom home is full of character and potential. With vaulted ceilings, an attached garage, and generous living spaces, it offers the perfect foundation for a growing family. Located in a fantastic neighborhood just minutes from the Henday, schools, parks, and shopping, the location can't be beat. The layout is ideal, with large bedrooms, multiple bathrooms, and plenty of room to re-imagine and update to your style. Whether you're a first-time buyer looking to build equity or an investor searching for your next project, this is a rare opportunity. New roof in 2023 with vents Bring your vision and make this home your own!

Built in 1979

### Essential Information

MLS® #	E4433870
Price	\$509,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,286



Acres	0.00
Year Built	1979
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	2064 49a Street
Area	Edmonton
Subdivision	Pollard Meadows
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 2X1

### Amenities

Amenities	Vaulted Ceiling
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Opener, Garburator, Refrigerator, Stove-Electric, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick
Exterior Features	Fenced, Flat Site, Landscaped, Level Land, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 1st, 2025

Days on Market                38

Zoning                            Zone 29

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