

## \$260,000 - 13 1904 48 Street, Edmonton

MLS® #E4428891

**\$260,000**

3 Bedroom, 1.50 Bathroom, 1,213 sqft  
Condo / Townhouse on 0.00 Acres

Pollard Meadows, Edmonton, AB

Nestled within the charming community of Pollard Meadows, this spacious 3-bedroom townhome has been fully renovated with new flooring, baseboards, and fresh paint throughout. The layout features a spacious kitchen complete with ceramic tile backsplash, quartz countertops, custom upgraded cabinet package. For family gatherings and relaxation, living room with a fireplace and spacious dining room, all makes a cozy atmosphere. When you go upstairs, you will find a master bedroom and 2 well-sized bedrooms. Having very low condo fees with convenient amenities is a BIG ADVANTAGE. This property includes a carport parking with extra assigned parking and a visitor parking in the front. This condominium has completed exterior renovation upgrades recently including a new roof, sidings, roadways, new carport post and parking lot. It is close to many amenities including bus stop, school and shopping. TD Baker junior school, Pollard Meadows Elementary school and J. Percy Page High school. ALL THIS HOME NEEDS YOU!!

Built in 1982

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4428891  |
| Price  | \$260,000 |



|                |                   |
|----------------|-------------------|
| Bedrooms       | 3                 |
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,213             |
| Acres          | 0.00              |
| Year Built     | 1982              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 13 1904 48 Street |
| Area        | Edmonton          |
| Subdivision | Pollard Meadows   |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6L 5H3           |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Detectors Smoke, No Animal Home, Parking-Plug-Ins, Parking-Visitor |
| Parking Spaces | 2  |
| Parking        | Single Carport, Stall  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Mantel   |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Airport Nearby, Fenced, Golf Nearby, Low Maintenance Landscape, |

Playground Nearby, Public Transportation, Schools, Shopping Nearby

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

### School Information

|            |                      |
|------------|----------------------|
| Elementary | POLLARD MEADOWS      |
| Middle     | J. PERCY PAGE SCHOOL |
| High       | J. PERCY PAGE SCHOOL |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 3rd, 2025 |
| Days on Market | 28              |
| Zoning         | Zone 29         |
| Condo Fee      | \$304           |

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Listing information last updated on May 1st, 2025 at 7:17pm MDT