

## \$235,000 - 16 1904 48 Street, Edmonton

MLS® #E4430626

**\$235,000**

3 Bedroom, 1.50 Bathroom, 1,119 sqft  
Condo / Townhouse on 0.00 Acres

Pollard Meadows, Edmonton, AB

You can feel proud to be the owner of this 1100 ft.Â², 3 bedroom, 2 bathroom townhome in SE Edmonton. This house has been well cared for & maintained over the years. Covered parking & a dedicated stall for both of your vehicles. Feel the warmth as you walk into this house. The massive living room offers many options & has 2 windows that both open for a nice, cool breeze in the summer or cozy up to the gas fireplace in the winter time. Let your puppy out back to the fully fenced patio that has a 6 foot fence for extra privacy. The gate out back to the common area gives you the option to say hi to your neighbours or just keep the gate closed & you won't have to see anybody, the choice is completely yours! Primary bedroom is huge & will fit everything you need for your own private apartment like bedroom, bedroom 2 and 3 are also a good size. Lots of closets throughout, his & her sinks in the main, 4 pc bathroom. The basement is partially finished & with the right creative eye can easily be customizable to fit your lifestyle

Built in 1982

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4430626  |
| Price  | \$235,000 |



|                |                   |
|----------------|-------------------|
| Bedrooms       | 3                 |
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,119             |
| Acres          | 0.00              |
| Year Built     | 1982              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 16 1904 48 Street |
| Area        | Edmonton          |
| Subdivision | Pollard Meadows   |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6L 5H3           |

### Amenities

|           |   |
|-----------|---|
| Amenities | Hot Water Natural Gas, No Smoking Home, Parking-Extra |
| Parking   | Single Carport, Stall                                 |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas  |
| Stories      | 2  |
| Has Basement | Yes  |
| Basement     | Full, Partially Finished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Fenced, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      April 12th, 2025  
Days on Market                3  
Zoning                              Zone 29  
Condo Fee                        \$304

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 April 15th, 2025 at 5:32am MDT