

\$399,000 - 1720 49a Street, Edmonton

MLS® #E4452697

\$399,000

2 Bedroom, 2.50 Bathroom, 1,073 sqft

Single Family on 0.00 Acres

Pollard Meadows, Edmonton, AB

Seller is Motivated. This spacious home offers 2 bedrooms on the main level plus 2 additional rooms in the fully finished basement, along with 2.5 bathrooms. Located in the heart of Mill Woods, you'll be just steps away from schools, shopping, and all amenities. The main floor laminate flooring is in great condition, while the basement provides versatile living or office space. Roofing was also done recently. The property includes a huge backyard with a deck—perfect for summer gatherings—and a front attached garage for added convenience. While the home may need some TLC, it's an excellent opportunity for first-time buyers or investors looking to add value.

Built in 1979

Essential Information

MLS® #	E4452697
Price	\$399,000
Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,073
Acres	0.00
Year Built	1979



Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	1720 49a Street
Area	Edmonton
Subdivision	Pollard Meadows
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 3K6

Amenities

Amenities	Bar, Deck
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Portable, Dryer, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Washer
Heating	Forced Air-2, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Asphalt, Stucco
Exterior Features	Fenced, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Asphalt, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 13th, 2025
Days on Market	1
Zoning	Zone 29

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