# \$239,900 - #24 1651 46 St Nw, Edmonton

MLS® #E4458940

# \$239,900

3 Bedroom, 2.00 Bathroom, 1,191 sqft Single Family

Pollard Meadows, Edmonton, Alberta

ATTENTION FIRST TIME HOME BUYERS AND INVESTORS! This beautiful townhouse in POLLARD MEADOWS features 3 spacious bedrooms and 2 bathrooms. The main floor features a functional kitchen, dining area, large living room with a stylish fireplace and a half bath. The upper floor features a spacious primary bedroom, two additional large bedrooms, and a full bathroom. The basement is ready for your finishing touches. Recent upgrades include FURNACE(2023) HWT (2020). This property is conveniently located to Schools, Shopping, Public Transportation, Anthony Henday and all other amenities. IMMEDIATE POSSESSION AVAILABLE-Low Condo Fees of \$302.20/Month and well managed Complex! (id:6289)





Built in 1982

# **Essential Information**

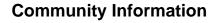
Listing # E4458940 Price \$239,900

Bedrooms 3
Bathrooms 2.00
Half Baths 1

Square Footage 1,191 Year Built 1982

Type Single Family

Sub-Type Condominium/Strata





Address #24 1651 46 St Nw

Subdivision Pollard Meadows

City Edmonton

Province Alberta
Postal Code T6L5H2

#### **Amenities**

Amenities Playground, Public Transit, Schools, Shopping

Features No Smoking Home

Parking Stall

### Interior

Appliances Dishwasher, Dryer, Hood Fan, Refrigerator, Stove, Washer

Heating Forced air

Fireplace Yes

Fireplaces Wood

# of Stories 2

# **Listing Details**

Listing Office MaxWell Progressive





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