

# \$699,975 - 1843 45 St Nw, Edmonton

MLS® #E4462598

**\$699,975**

7 Bedroom, 5.00 Bathroom, 2,982 sqft  
Single Family

Pollard Meadows, Edmonton, Alberta

FIND YOUR WAY HOME to this stunning, one-of-a-kind bi-level built by Stone Hill Homes, offering over 4,000 sq. ft. of versatile living space. Perfect for a multi-generational family or those seeking separated living areas, this home features 7 bedrooms, 5 full bathrooms, and thoughtfully designed spaces filled with natural light from the soaring 20-foot ceilings and abundant windows. The main floor offers a spacious living room, dining area, and family room with a cozy gas fireplace. The chef's kitchen features granite countertops, ample cabinetry, and a layout ideal for gatherings. Four generous bedrooms complete the main level. The permitted basement suite offers its own entrance, 2 bedrooms, a full kitchen, and a comfortable living area — ideal for extended family or rental income. The lower level also includes an additional bedroom, a full bathroom, and a stylish wet bar or optional 3rd kitchen. Outside, you'll find an oversized aggregate driveway in the front and additional car/RV parking in the rear (id:6289)

Built in 2009

## Essential Information

|           |           |
|-----------|-----------|
| Listing # | E4462598  |
| Price     | \$699,975 |
| Bedrooms  | 7         |
| Bathrooms | 5.00      |



|                |               |
|----------------|---------------|
| Square Footage | 2,982         |
| Year Built     | 2009          |
| Type           | Single Family |
| Sub-Type       | Freehold      |
| Style          | Bi-level      |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 1843 45 St Nw   |
| Subdivision | Pollard Meadows |
| City        | Edmonton        |
| Province    | Alberta         |
| Postal Code | T6L2S6          |

### Amenities

|                |                                        |
|----------------|----------------------------------------|
| Amenities      | Schools, Ceiling - 10ft, Ceiling - 9ft |
| Features       | Lane, Exterior Walls- 2x6"             |
| Parking Spaces | 5                                      |
| Parking        | Attached Garage                        |
| # of Garages   | 1                                      |

### Interior

|              |                                                                                                                                                                     |
|--------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher, Fan, Garage door opener remote(s), Garage door opener, Hood Fan, Refrigerator, Stove, Central Vacuum, Window Coverings, See remarks, Dryer, Two Washers |
| Heating      | Forced air                                                                                                                                                          |
| Cooling      | Central air conditioning                                                                                                                                            |
| Fireplace    | Yes                                                                                                                                                                 |
| Fireplaces   | Gas                                                                                                                                                                 |
| Has Basement | Yes                                                                                                                                                                 |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | Exp Realty |
|----------------|------------|



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