

\$428,000 - 2103 45 Street, Edmonton

MLS® #E4451319

\$428,000

5 Bedroom, 2.00 Bathroom, 1,047 sqft

Single Family on 0.00 Acres

Pollard Meadows, Edmonton, AB

Great Location! Renovated MOVE IN READY Bilevel House, 3 bedrooms main floor and 2 bedrooms in Basement. 1 - 4 piece bathroom (main level) and 1- 3 piece in Basement. Big living room and Dining room that move into the kitchen area, making it an open concept with a lot of natural light. Kitchen connects to the big deck outside, that is attached to the house. Newly painted house, floors replaced for Vinyl in the main level and continues into the basement. In the basement we will find 2 big bedrooms and a den. Built in 1979. Very sunny backyard. Very Large renovated wood treated deck for all the family to enjoy. Back yard is ready for families to plant a big garden or just have space to play. Convenience stores located just across the street in Millwoods Rd. North and 23 ave. Public transportation, Brand New High School, Junior High and Elementary School all close by. Easy access to Anthony Henday Highway and Whitemud Dr. via 50 St. The Grey Nuns Hospital & Shopping Center is only 5 min drive.

Built in 1979

Essential Information

MLS® # E4451319

Price \$428,000

Bedrooms 5



Bathrooms	2.00
Full Baths	2
Square Footage	1,047
Acres	0.00
Year Built	1979
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

Community Information

Address	2103 45 Street
Area	Edmonton
Subdivision	Pollard Meadows
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 2T9

Amenities

Amenities	Deck, Hot Water Natural Gas, No Animal Home, No Smoking Home, Parking-Visitor, Patio
Parking Spaces	4
Parking	Front Drive Access, No Garage, Stall

Interior

Appliances	Refrigerator, Stove-Electric
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Metal, Stucco
Exterior Features	Commercial, Fenced, Flat Site, Landscaped, Level Land, Partially Landscaped, Playground Nearby, Public Transportation, Schools
Roof	Asphalt Shingles
Construction	Wood, Metal, Stucco
Foundation	Concrete Perimeter

School Information

Elementary	Pollard Meadows
Middle	T.D.Baker
High	Holy Trinity, Percy Page

Additional Information

Date Listed	August 5th, 2025
Days on Market	20
Zoning	Zone 29



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 August 25th, 2025 at 12:47am MDT