

# \$219,900 - 17 1651 46 Street, Edmonton

MLS® #E4461638

## \$219,900

3 Bedroom, 1.50 Bathroom, 1,195 sqft  
Condo / Townhouse on 0.00 Acres

Pollard Meadows, Edmonton, AB

Move-in ready 1,195 sq.ft. 3 bedroom, 1.5 bathroom townhome with reasonable condo fees! This property has had some new spruce ups including brand new flooring, paint, and hot water tank all in 2025 (furnace was done in 2012). There is a more open floor plan on the main floor than many units with a spacious kitchen, dining area, and living room with fireplace; plus a half bath for guests. Upstairs you have 3 bedrooms and a full bathroom. The basement is unfinished with the laundry area, but it has ample room to develop as desired. Finally, you have a fenced-in yard in a quiet complex close to so many amenities and schools. Make this your first home or next investment property today!



Built in 1982

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4461638  |
| Price          | \$219,900 |
| Bedrooms       | 3         |
| Bathrooms      | 1.50      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,195     |
| Acres          | 0.00      |
| Year Built     | 1982      |

|          |                   |
|----------|-------------------|
| Type     | Condo / Townhouse |
| Sub-Type | Townhouse         |
| Style    | 2 Storey          |
| Status   | Active            |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 17 1651 46 Street |
| Area        | Edmonton          |
| Subdivision | Pollard Meadows   |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6L 5H2           |

### Amenities

|           |                 |
|-----------|-----------------|
| Amenities | Detectors Smoke |
| Parking   | Stall           |

### Interior

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

### Exterior

|                   |                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                                    |
| Exterior Features | Fenced, No Through Road, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                |
| Construction      | Wood, Stucco                                                                                                                    |
| Foundation        | Concrete Perimeter                                                                                                              |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 10th, 2025 |
| Days on Market | 3                  |
| Zoning         | Zone 29            |
| Condo Fee      | \$312              |

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Listing information last updated on October 13th, 2025 at 6:32pm MDT