

## \$449,900 - 1893 48 Street, Edmonton

MLS® #E4453921

### \$449,900

5 Bedroom, 2.50 Bathroom, 1,182 sqft

Single Family on 0.00 Acres

Pollard Meadows, Edmonton, AB

Exceptional Family Home in Pollard Meadows!

This 3+2 bed, 2.5 bath home boasts a bright living room, updated kitchen with island and ample cabinetry. Enjoy the sunny dining room with patio door access to a massive 2-tiered deck, perfect for gatherings. The primary bedroom features a 2-piece ensuite, while all 3 upstairs bedrooms offer comfort. The lower level shines with a large rec room, spa-like bathroom with jetted tub, and 2 huge bedrooms. Upgrades include newer windows, doors, HE furnace, shingles, flooring, carpeting, countertops, central A/C, and eavestroughs & downspouts. The private, landscaped backyard includes a 24'x26' detached garage, RV parking, and space for 5 vehicles. Steps to schools, parks, shopping, and major routes for transit just steps out your front door. This home is a rare find! Move-in ready with charm and modern updates.

Built in 1979

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4453921  |
| Price      | \$449,900 |
| Bedrooms   | 5         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,182                  |
| Acres          | 0.00                   |
| Year Built     | 1979                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 1893 48 Street  |
| Area        | Edmonton        |
| Subdivision | Pollard Meadows |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6L 2T3         |

### Amenities

|                |                                                                   |
|----------------|-------------------------------------------------------------------|
| Amenities      | Air Conditioner, Deck, Vinyl Windows, See Remarks                 |
| Parking Spaces | 4                                                                 |
| Parking        | Double Garage Detached, Over Sized, Rear Drive Access, RV Parking |

### Interior

|                   |                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                            |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                   |
| Stories           | 2                                                                                                                           |
| Has Basement      | Yes                                                                                                                         |
| Basement          | Full, Finished                                                                                                              |

### Exterior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco, Vinyl                                                                                 |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                    |
| Construction      | Wood, Stucco, Vinyl                                                                                 |
| Foundation        | Concrete Perimeter                                                                                  |

### Additional Information

Date Listed August 20th, 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 September 9th, 2025 at 8:02pm MDT