

## \$244,000 - N/A, Edmonton

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MLS® #E4428222

### \$244,000

2 Bedroom, 1.50 Bathroom, 1,026 sqft

Condo / Townhouse on 0.00 Acres

Pollard Meadows, Edmonton, AB

Pollard Meadows 2 storey with condo fees of only \$200.00 monthly. This very clean and well located unit is great for first time buyers or investors. This upgraded 2 bedroom townhouse has very large bedrooms and a partially finished basement. Recent upgrades include laminated flooring, tiles, paint, light fixtures, HWT, sump pump, stove, dishwasher, 2pc bathroom and 4pc main bath. This nice floor plan has gas fireplace in the living room, good sized dining area and kitchen with plenty of cabinets. This condo complex has newer fencing and shingles. Located close to public transit, elementary school, junior high school, parks and shopping. Easy access to Anthony Henday and Calgary Trail.



Built in 1993

### Essential Information

MLS® #	E4428222
Price	\$244,000
Bedrooms	2
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,026
Acres	0.00
Year Built	1993

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

### Community Information

Address	N/A
Area	Edmonton
Subdivision	Pollard Meadows
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 6W4

### Amenities

Amenities	See Remarks
Parking	Stall

### Interior

Appliances	Dishwasher-Built-In, Dryer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Play Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	March 28th, 2025
Days on Market	47
Zoning	Zone 29
Condo Fee	\$200



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Listing information last updated on May 14th, 2025 at 3:47pm MDT