

## \$423,500 - 2103 45 Street, Edmonton

MLS® #E4426999

**\$423,500**

4 Bedroom, 2.00 Bathroom, 1,047 sqft

Single Family on 0.00 Acres

Pollard Meadows, Edmonton, AB

Big family house, 3+2 bedrooms. Millwoods area. 1- 4 pieces bathroom in Main floor & 1- 3 pieces bathroom in the basement. Big living room and dining room, full of natural light. New vinyl flooring through out, good size Dining and Living room, kitchen connected to the replaced new wood deck. Basement completely finished with 2 bedrooms 1 -3 piece new bathroom, a den, a big family room, big laundry room, Vinyl flooring through the basement. Newly Paint. Built in 1979. A sunny large backyard, ready for the children to play and enjoy.

Built in 1979

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4426999               |
| Price          | \$423,500              |
| Bedrooms       | 4                      |
| 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      | Off Street Parking, Deck, Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home |
| Parking Spaces | 4                                                                                                 |
| Parking        | 2 Outdoor Stalls, Front Drive Access, No Garage                                                   |

## 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 | Fenced, Flat Site, Partially Landscaped, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                  |
| Construction      | Wood, Metal, Stucco                                               |
| Foundation        | Concrete Perimeter                                                |

## School Information

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

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 22nd, 2025 |
| Days on Market | 45               |
| Zoning         | Zone 29          |

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Listing information last updated on May 6th, 2025 at 9:02am MDT