

# \$399,000 - 1720 49a Street, Edmonton

MLS® #E4452697

**\$399,000**

2 Bedroom, 2.50 Bathroom, 1,073 sqft  
Single Family on 0.00 Acres

Pollard Meadows, Edmonton, AB

Seller is Motivated. This spacious home offers 2 bedrooms on the main level plus 2 additional rooms in the fully finished basement, along with 2.5 bathrooms. Located in the heart of Mill Woods, youâ€™ll be just steps away from schools, shopping, and all amenities. The main floor laminate flooring is in great condition, while the basement provides versatile living or office space. Roofing was also done recently. The property includes a huge backyard with a deckâ€”perfect for summer gatheringsâ€”and a front attached garage for added convenience. While the home may need some TLC, itâ€™s an excellent opportunity for first-time buyers or investors looking to add value.

Built in 1979

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4452697  |
| Price          | \$399,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,073     |
| Acres          | 0.00      |
| Year Built     | 1979      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | Bungalow               |
| Status   | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 1720 49a Street |
| Area        | Edmonton        |
| Subdivision | Pollard Meadows |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6L 3K6         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Bar, Deck              |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                            |
| Appliances        | Dishwasher-Portable, Dryer, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Washer |
| Heating           | Forced Air-2, Natural Gas                                                                   |
| Stories           | 2                                                                                           |
| Has Basement      | Yes                                                                                         |
| Basement          | Full, Finished                                                                              |

### Exterior

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

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 13th, 2025 |
| Days on Market | 37                |
| 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 18th, 2025 at 11:32pm MDT