

## \$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 | 71               |
| Zoning         | Zone 29          |
| Condo Fee      | \$200            |



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Listing information last updated on June 7th, 2025 at 7:02pm MDT