

# \$385,000 - N/A, Edmonton

MLS® #E4461983

## \$385,000

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

Pollard Meadows, Edmonton, AB

This spacious home features 2 bedrooms on the main floor plus 2 additional rooms in the fully finished basement, offering plenty of flexibility for family, guests, or office space. With 2.5 bathrooms and a front attached garage, this home provides both comfort and convenience. Located in the heart of Mill Woods, youâ€™™ll be just steps away from schools, shopping, parks, and all essential amenities. The main floor laminate flooring is in excellent condition, and the roof has been recently updated. Enjoy a large backyard with a deck, perfect for summer gatherings and outdoor relaxation. While the home may need a little TLC, itâ€™™s a fantastic opportunity for first-time buyers or investors looking to add value and make it their own.

Built in 1979

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4461983  |
| Price          | \$385,000 |
| 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     | N/A             |
| Area        | Edmonton        |
| Subdivision | Pollard Meadows |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6L 3K6         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Bar, See Remarks       |
| Parking   | Double Garage Attached |

### Interior

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

### Exterior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Exterior          | Wood, Asphalt, Stucco                                                                        |
| Exterior Features | Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                             |
| Construction      | Wood, Asphalt, Stucco                                                                        |
| Foundation        | Concrete Perimeter                                                                           |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 13th, 2025 |
| Days on Market | 3                  |
| Zoning         | Zone 29            |

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