

## \$459,000 - 1727 49a Street, Edmonton

MLS® #E4456975

**\$459,000**

6 Bedroom, 3.50 Bathroom, 1,526 sqft

Single Family on 0.00 Acres

Pollard Meadows, Edmonton, AB

This exceptional property in the desirable Mill Woods area is the perfect blend of modern upgrades and practical living, ideally suited for a large or multi-generational family. The location is unbeatable, with quick access to a wide range of amenities including shopping, schools, and parks. The heart of the home is a fully renovated kitchen, a true showstopper complete with new appliances, and ample storage, making meal preparation a pleasure. The home has also been significantly updated for your peace of mind, featuring a new hot water tank and a new furnace, ensuring comfort and efficiency for years to come. What truly sets this home apart is the incredible fully finished basement. This space functions as a complete separate living area, offering a second kitchen and three additional bedrooms. This versatile layout is perfect for accommodating extended family, long-term guests. The thoughtful design of this home ensures both privacy and togetherness, making it a rare find in today's market.

Built in 1979

### Essential Information

MLS® #	E4456975
Price	\$459,000
Bedrooms	6



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,526
Acres	0.00
Year Built	1979
Type	Single Family
Sub-Type	Detached Single Family
Style	Raised Bungalow
Status	Active

### Community Information

Address	1727 49a Street
Area	Edmonton
Subdivision	Pollard Meadows
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 2Y6

### Amenities

Amenities	On Street Parking, No Animal Home, No Smoking Home
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Washer, Refrigerators-Two, Stoves-Two, Microwave Hood Fan-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Fenced, Landscaped
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed               September 10th, 2025  
Days on Market        2  
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 12th, 2025 at 3:48pm MDT