

## \$120,000 - 401 1624 48 Street, Edmonton

MLS® #E4442474

**\$120,000**

2 Bedroom, 1.00 Bathroom, 872 sqft

Condo / Townhouse on 0.00 Acres

Pollard Meadows, Edmonton, AB

Perfect investment property or first-time home! This top-floor 18+ condo features 2 large bedrooms, including one with a spacious walk-in closet. The open living and dining areas offer plenty of space, and the screened-in deck is perfect for relaxation. The building has an elevator for added convenience. Located just minutes from Millwood's Town Centre, and other shopping and grocery options. This condo includes an extra-long parking spot that fits 2 cars, with transit service nearby and a Gurudwara within walking distance. A fantastic opportunity in a prime location!

Built in 1981

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4442474               |
| Price          | \$120,000              |
| Bedrooms       | 2                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 872                    |
| Acres          | 0.00                   |
| Year Built     | 1981                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

## Community Information

|             |                    |
|-------------|--------------------|
| Address     | 401 1624 48 Street |
| Area        | Edmonton           |
| Subdivision | Pollard Meadows    |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6L 5P1            |

## Amenities

|           |                             |
|-----------|-----------------------------|
| Amenities | No Animal Home, See Remarks |
| Parking   | Stall                       |

## Interior

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Refrigerator, Stove-Electric |
| Heating      | Baseboard, Natural Gas                            |
| # of Stories | 4   |
| Stories      | 1   |
| Has Basement | Yes   |
| Basement     | None, No Basement                                 |

## Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco                                |
| Exterior Features | Public Transportation, Schools, See Remarks |
| Roof              | Asphalt Shingles                            |
| Construction      | Wood, Stucco                                |
| Foundation        | Concrete Perimeter                          |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 14th, 2025 |
| Days on Market | 83              |
| Zoning         | Zone 29         |
| Condo Fee      | \$506           |

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