

## **\$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**

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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        5  
Zoning                    Zone 29

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Listing information last updated on September 15th, 2025 at 7:47pm MDT