

## \$423,500 - 2103 45 Street, Edmonton

MLS® #E4426999

**\$423,500**

4 Bedroom, 2.00 Bathroom, 1,047 sqft  
Single Family on 0.00 Acres

Pollard Meadows, Edmonton, AB

Big family house, 3+2 bedrooms. Millwoods area. 1- 4 pieces bathroom in Main floor & 1- 3 pieces bathroom in the basement. Big living room and dining room, full of natural light. New vinyl flooring through out, good size Dining and Living room, kitchen connected to the replaced new wood deck. Basement completely finished with 2 bedrooms 1 -3 piece bathroom, a den, a big family room, big laundry room, Vinyl flooring through the basement. Newly Paint. Built in 1979 A sunny large backyard, ready for the children to play and enjoy.

Built in 1979

### Essential Information

MLS® #	E4426999
Price	\$423,500
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,047
Acres	0.00
Year Built	1979
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active



## Community Information

Address	2103 45 Street
Area	Edmonton
Subdivision	Pollard Meadows
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 2T9

## Amenities

Amenities	Off Street Parking, Deck, Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home
Parking Spaces	4
Parking	2 Outdoor Stalls, Front Drive Access, No Garage

## Interior

Appliances	Refrigerator, Stove-Electric
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

## Exterior

Exterior	Wood, Metal, Stucco
Exterior Features	Fenced, Flat Site, Partially Landscaped, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Metal, Stucco
Foundation	Concrete Perimeter

## School Information

Elementary	Pollard Meadows
Middle	T.D.Baker
High	Percy Page, Holy Trinity

## Additional Information

Date Listed	March 22nd, 2025
Days on Market	17
Zoning	Zone 29

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