

\$400,000 - 2056 45 Street, Edmonton

MLS® #E4456213

\$400,000

3 Bedroom, 2.50 Bathroom, 1,621 sqft
Single Family on 0.00 Acres

Pollard Meadows, Edmonton, AB

Original-owner 2-storey in Pollard Meadows! Tucked on a quiet cul-de-sac, this well-loved home offers a perfect mix of comfort and convenience—just minutes to Mill Woods Town Centre, schools, childcare, and transit. Enjoy a private backyard retreat with vegetable garden and raspberry shrubs. Recent upgrades include furnace, hot water tank, and insulation for year-round efficiency. The basement extends your living space with 2 finished rooms—ideal for office, hobbies, or play. A rare chance to own a lovingly cared-for family home in a welcoming community.

Built in 1979

Essential Information

MLS® #	E4456213
Price	\$400,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,621
Acres	0.00
Year Built	1979
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey



Status Active

Community Information

Address 2056 45 Street
Area Edmonton
Subdivision Pollard Meadows
City Edmonton
County ALBERTA
Province AB
Postal Code T6L 2V1

Amenities

Amenities Carbon Monoxide Detectors, Deck, Detectors Smoke, Hot Water Natural Gas, Insulation-Upgraded, No Animal Home, No Smoking Home
Parking Double Garage Attached

Interior

Interior Features ensuite bathroom
Appliances Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating Forced Air-1, Natural Gas
Fireplace Yes
Fireplaces Brick Facing, See Remarks
Stories 2
Has Basement Yes
Basement Full, Partially Finished

Exterior

Exterior Wood, Brick, Stucco
Exterior Features Cul-De-Sac, Fenced, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby, Treed Lot, Vegetable Garden
Roof Asphalt Shingles
Construction Wood, Brick, Stucco
Foundation Concrete Perimeter

Additional Information

Date Listed September 4th, 2025
Days on Market 1
Zoning Zone 29

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