

# \$495,000 - 2051 49a Street, Edmonton

MLS® #E4454242

**\$495,000**

6 Bedroom, 3.00 Bathroom, 1,292 sqft  
Single Family on 0.00 Acres

Pollard Meadows, Edmonton, AB

Smart Updates, Solar Savings & Space to Grow! This home combines thoughtful improvements with room to make it your own. The main kitchen was refreshed in 2025 with butcher block counters and painted cabinets, while the basement kitchen was upgraded with new cabinets, butcher block counters, updated hardware, and a gas stove, plus a new window. The main bath was tastefully updated, and a newer hot water tank adds peace of mind. Solar panels help keep utility bills low, and the home is wired for multiple TVs and a security system. The garage easily fits your vehicles, while outside youâ€™ll also enjoy a painted basketball court, a driveway large enough for an RV with space left to play, and a greenhouse for year-round gardening. Close to schools, shopping, and transit, this property offers comfort, function, and funâ€”while still leaving space to add your own personal touch.

Built in 1980

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4454242  |
| Price          | \$495,000 |
| Bedrooms       | 6         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,292     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1980                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bi-Level               |
| Status     | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 2051 49a Street |
| Area        | Edmonton        |
| Subdivision | Pollard Meadows |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6L 2W9         |

### Amenities

|           |                                                                   |
|-----------|-------------------------------------------------------------------|
| Amenities | Crawl Space, Fire Pit, Greenhouse, Parking-Extra, Solar Equipment |
| Parking   | Double Garage Attached                                            |

### Interior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Interior Features | ensuite bathroom                                             |
| Appliances        | Stove-Electric, Stove-Gas, Refrigerators-Two, Dishwasher-Two |
| Heating           | Forced Air-1, Natural Gas                                    |
| Stories           | 2                                                            |
| Has Basement      | Yes                                                          |
| Basement          | Full, Finished                                               |

### Exterior

|                   |                                                     |
|-------------------|-----------------------------------------------------|
| Exterior          | Wood, Stucco                                        |
| Exterior Features | Fenced, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                    |
| Construction      | Wood, Stucco                                        |
| Foundation        | Concrete Perimeter                                  |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 22nd, 2025 |
| Days on Market | 28                |
| Zoning         | Zone 29           |

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Listing information last updated on September 19th, 2025 at 12:02pm MDT