

\$599,900 - 1764 49a Street, Edmonton

MLS® #E4454151

\$599,900

6 Bedroom, 3.50 Bathroom, 2,597 sqft

Single Family on 0.00 Acres

Pollard Meadows, Edmonton, AB

Welcome home! With 4 bedrooms and 2 baths upstairs, there's room for everyone to have their own space. The primary suite is a true retreat—big enough for a king bed—with 2 closets (including a walk-in) plus a relaxing ensuite with a soaker tub and stand-up shower. A bonus room designed for active kids or cozy game nights finish off the upper floor. On the main level, you'll find a bright living room overlooking the street, a dining room made for gatherings, and a stylish kitchen with white cabinets, stainless appliances, and butcher block counters. The dinette leads out to a sunny west-facing deck—perfect for BBQs. The yard is large enough for family sports. A family room with a fireplace and main floor laundry make life easy. Downstairs, a 2-bedroom nanny suite adds even more flexibility. It has a full kitchen, living space, full bath and laundry. With schools and shopping nearby, this home is set up for family fun and everyday convenience. Great access to the Henday.

Built in 1989

Essential Information

MLS® # E4454151

Price \$599,900

Bedrooms 6



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,597
Acres	0.00
Year Built	1989
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	1764 49a Street
Area	Edmonton
Subdivision	Pollard Meadows
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 3K6

Amenities

Amenities	Deck, Detectors Smoke
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher - Energy Star, Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Fenced, Flat Site, Low Maintenance Landscape, Public Transportation,

	Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 20th, 2025
Days on Market	63
Zoning	Zone 29

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 22nd, 2025 at 5:02pm MDT