



## 1686 46 Street Edmonton AB

\$449,000

Welcome to this renovated and charming family home in Pollard Meadows. This well-maintained property offers 2100+ Sq.Ft of living space, a perfect blend of comfort and convenience, ideal for families and first-time homebuyers. The spacious living area is bright and airy, perfect for relaxing or entertaining. The kitchen features updated appliances, ample counter space, and plenty of storage. With four comfortable bedrooms, including two on the main level and two in the fully finished basement, there's plenty of space for everyone. The bathrooms have been tastefully updated. The basement, with its second kitchen, family room, and separate entry, is perfect for an in-law suite and comes complete with appliances. Renovations include newer hot water tank, new shingles, LED lights, electrical switches +outlets, paint, new vinyl floors, taps, custom zebra blinds and more. The back door leads to a freshly painted deck, ideal for enjoying the large, fenced, and fully landscaped backyard.

Listing Presented By:



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HonestDoor Inc

michelle@honestdoor.com  
<https://www.honestdoor.com>



**RE/MAX Real Estate**

129 Mountain Ash Drive ,  
Wetaskiwin, AB,

Phone: 780-361-9215  
[rsplant@telus.net](mailto:rsplant@telus.net)