



1651 46 Street 5 Edmonton AB

\$225,000

Welcome to this SPACIOUS 3 BED - 1.5 BATH townhouse situated in the family friendly community of Pollard Meadows, just minutes away from schools, shopping, walking paths & transit! A unique floorplan with a spacious living room featuring a two-sided wood burning fireplace, a spacious kitchen, a formal dining area and a 2 piece powder room! Upstairs is host to the large primary bedroom with a full wall of closet space, a 4 piece bathroom & 2 additional bedrooms. Newer vinyl plank flooring on the main floor and bright new paint throughout. The LARGE SW facing backyard is fully fenced and backs on to a walking trail. Great Condition and Immediate Possession - Low Condo Fees of \$302.20/Month and well managed Complex!

Listing Presented By:



Originally Listed by:
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