

## \$119,900 - 311 1620 48 Street, Edmonton

MLS® #E4456313

**\$119,900**

1 Bedroom, 1.00 Bathroom, 674 sqft

Condo / Townhouse on 0.00 Acres

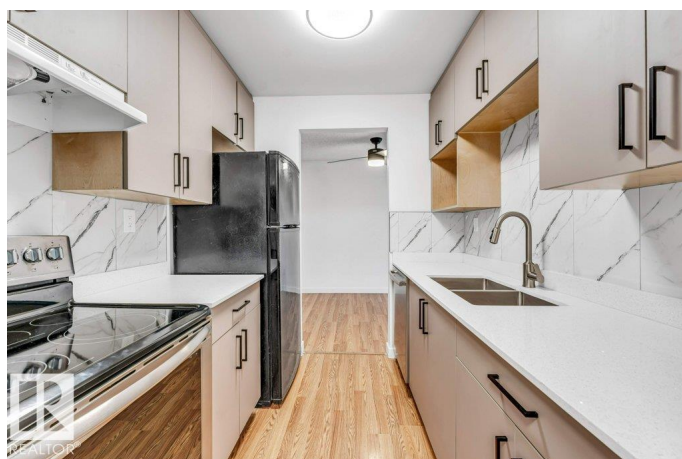
Pollard Meadows, Edmonton, AB

!!! Investor and First time Home Buyers ALERT !!! With low condo fee and only \$57/month Property Tax, this Fully Renovated & Stunning modern 1-bed, 1-bath condo is a true gem, featuring quartz countertops, sleek stainless steel appliances, and a beautifully redone bathroom with a new tub and surround. Step onto the large east-facing patio and soak in the sunlight and tranquility of a quiet, tree-lined street. Inside, you'll find a spacious storage room, stylish vinyl windows, and elegant ceiling-height kitchen cabinets, adding both charm and functionality. The low Condo fee complex offers an elevator, same-floor laundry, secure entry, and an energized parking stall. Walking trails, a park, Pollard Meadows Elementary School, walking distance to Gurdwara (Sikh worship place) and just minutes from Millwoods Transit Centre, this condo delivers a perfect blend of comfort, style, and accessibility.

Built in 1981

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4456313  |
| Price      | \$119,900 |
| Bedrooms   | 1         |
| Bathrooms  | 1.00      |
| Full Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 674                    |
| Acres          | 0.00                   |
| Year Built     | 1981                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 311 1620 48 Street |
| Area        | Edmonton           |
| Subdivision | Pollard Meadows    |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6L 5B1            |

### Amenities

|           |                                                                            |
|-----------|----------------------------------------------------------------------------|
| Amenities | Intercom, No Animal Home, No Smoking Home, Parking-Plug-Ins, Security Door |
| Parking   | Stall                                                                      |

### Interior

|              |                                                                               |
|--------------|-------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Hood Fan, Refrigerator, Stove-Electric, Window Coverings |
| Heating      | Baseboard, Natural Gas                                                        |
| # of Stories | 4                                                                             |
| Stories      | 1                                                                             |
| Has Basement | Yes                                                                           |
| Basement     | None, No Basement                                                             |

### Exterior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco, Vinyl                                                            |
| Exterior Features | Commercial, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Flat                                                                           |
| Construction      | Wood, Stucco, Vinyl                                                            |
| Foundation        | Concrete Perimeter                                                             |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 5th, 2025 |
| Days on Market | 67                  |
| Zoning         | Zone 29             |
| Condo Fee      | \$362               |

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 November 10th, 2025 at 8:32pm MST