

# \$109,000 - 403 1620 48 Street, Edmonton

MLS® #E4461204

**\$109,000**

1 Bedroom, 1.00 Bathroom, 619 sqft  
Condo / Townhouse on 0.00 Acres

Pollard Meadows, Edmonton, AB

Top-Floor One Bedroom Condo – Affordable, Well-Maintained, and Move-In Ready. Don’t miss this incredible opportunity to own a beautifully maintained top-floor one bedroom condo in a well-managed and established complex. Ideal for first-time buyers or savvy investors, this unit offers exceptional value with low purchase price and affordable condo fees. Step into a spacious, bright living room that opens onto a west-facing balcony – perfect for relaxing and enjoying evening sunsets. The functional layout includes a generously sized bedroom, ample storage, and a well-appointed kitchen and bathroom. Located close to schools, shopping, transit, and with easy access to Anthony Henday Drive, commuting and daily errands are a breeze. This convenient location enhances both lifestyle and long-term investment potential. Whether you’re looking to enter the market or expand your portfolio, this condo checks all the boxes.

Built in 1981

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4461204  |
| Price     | \$109,000 |
| Bedrooms  | 1         |
| Bathrooms | 1.00      |



|                |                       |
|----------------|-----------------------|
| Full Baths     | 1                     |
| Square Footage | 619                   |
| Acres          | 0.00                  |
| Year Built     | 1981                  |
| Type           | Condo / Townhouse     |
| Sub-Type       | Apartment High Rise   |
| Style          | Multi Level Apartment |
| Status         | Active                |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 403 1620 48 Street |
| Area        | Edmonton           |
| Subdivision | Pollard Meadows    |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6L 5P1            |

### Amenities

|                |                   |
|----------------|-------------------|
| Amenities      | On Street Parking |
| Parking Spaces | 1                 |
| Parking        | Stall             |

### Interior

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

### Exterior

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Exterior          | Wood, See Remarks                                                                               |
| Exterior Features | Airport Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Unknown                                                                                         |
| Construction      | Wood, See Remarks                                                                               |
| Foundation        | Concrete Perimeter                                                                              |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 5th, 2025 |
| Days on Market | 33                |
| Zoning         | Zone 29           |
| Condo Fee      | \$362             |

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Listing information last updated on November 7th, 2025 at 4:47pm MST