

## \$2,100 - 2014 46 Street, Edmonton

MLS® #E4431375

**\$2,100**

3 Bedroom, 1.50 Bathroom, 1,511 sqft

Rental on 0.00 Acres

Pollard Meadows, Edmonton, AB

Spacious 3-Bedroom Main Floor Suite in Pollard Meadows – Located in the quiet, family-friendly neighborhood of Pollard Meadows, this bright and spacious 3-bedroom, 1.5-bath main floor suite offers over 1,500 sq/ft of well-designed living space. Perfect for families or professionals, it features an open-concept living and dining area, a large kitchen with plenty of storage, a primary bedroom with his and hers closets plus a private half-bath, and a full main bathroom. The suite includes a private entrance and a well-placed laundry area for added convenience. Enjoy a massive backyard with a deck, an oversized heated and insulated double garage, and extra parking. Recent upgrades include a newer roof, furnace, and hot water tank. Small, well-trained pets are welcome. With three separate entrances, this home offers great privacy and flexibility. Close to shopping, transit, parks, and schools. Available now – don't miss this rare opportunity!

Built in 1979

### Essential Information

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Price \$2,100

Bedrooms 3



|                |          |
|----------------|----------|
| Bathrooms      | 1.50     |
| Full Baths     | 1        |
| Half Baths     | 1        |
| Square Footage | 1,511    |
| Acres          | 0.00     |
| Year Built     | 1979     |
| Type           | Rental   |
| Style          | Bungalow |
| Status         | Active   |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 2014 46 Street  |
| Area        | Edmonton        |
| Subdivision | Pollard Meadows |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6L 2T5         |

### Amenities

|         |                        |
|---------|------------------------|
| Parking | Double Garage Detached |
|---------|------------------------|

### Interior

|            |  |
|------------|--|
| Appliances | Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
|------------|--|

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 17th, 2025 |
| Days on Market | 13               |
| Zoning         | Zone 29          |

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Listing information last updated on April 29th, 2025 at 10:47pm MDT