

## \$375,000 - 1619 42 Street, Edmonton

MLS® #E4453264

**\$375,000**

1 Bedroom, 2.00 Bathroom, 958 sqft

Single Family on 0.00 Acres

Pollard Meadows, Edmonton, AB

Great cul-de-sac location in Pollard Meadows, close to Elementary of Junior High Schools. Amazing renovated bungalow offers 3 bedrooms on main floor. 2 Bedroom in-law suite in the basement, has separate entry. Perfect home for first time buyers and or any investor. Renovations include - New shingles 2021, 2 basement windows are brand new, main floor windows were replaced within last 10 years. Brand new paint upstairs, with new laminate floors and new closet doors. Basement was renovated and refinished in 2021. Excellent home at this price.

Built in 1981

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4453264               |
| Price          | \$375,000              |
| Bedrooms       | 1                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 958                    |
| Acres          | 0.00                   |
| Year Built     | 1981                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |



## Community Information

|             |                 |
|-------------|-----------------|
| Address     | 1619 42 Street  |
| Area        | Edmonton        |
| Subdivision | Pollard Meadows |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6L 2R8         |

## Amenities

|           |                            |
|-----------|----------------------------|
| Amenities | Parking-Extra, See Remarks |
| Parking   | Front Drive Access         |

## Interior

|              |                                             |
|--------------|---------------------------------------------|
| Appliances   | Dryer, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                   |
| Stories      | 2                                           |
| Has Suite    | Yes                                         |
| Has Basement | Yes                                         |
| Basement     | Full, Finished                              |

## Exterior

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Exterior          | Wood                                                                                                    |
| Exterior Features | Cul-De-Sac, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                        |
| Construction      | Wood                                                                                                    |
| Foundation        | Concrete Perimeter                                                                                      |

## School Information

|            |                |
|------------|----------------|
| Elementary | Pollard Meadow |
| Middle     | TD Baker       |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 15th, 2025 |
| Days on Market | 2                 |
| Zoning         | Zone 29           |

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Listing information last updated on August 16th, 2025 at 11:02pm MDT