

## \$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

MLS® # E4431375

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

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 April 30th, 2025 at 9:17pm MDT