

## \$739,900 - 1843 45 Street, Edmonton

MLS® #E4452061

**\$739,900**

7 Bedroom, 5.00 Bathroom, 2,443 sqft

Single Family on 0.00 Acres

Pollard Meadows, Edmonton, AB

FIND YOUR WAY HOME to this stunning, one-of-a-kind bi-level built by Stone Hill Homes, offering over 4,000 sq. ft. of versatile living space. Perfect for a multi-generational family or those seeking separated living areas, this home features 7 bedrooms, 5 full bathrooms, and thoughtfully designed spaces filled with natural light from the soaring 20-foot ceilings and abundant windows. The main floor offers a spacious living room, dining area, and family room with a cozy gas fireplace. The chef's kitchen features granite countertops, ample cabinetry, and a layout ideal for gatherings. Four generous bedrooms complete the main level. The permitted basement suite offers its own entrance, 2 bedrooms, a full kitchen, and a comfortable living area – ideal for extended family or rental income. The lower level also includes an additional bedroom, a full bathroom, and a stylish wet bar or optional 3rd kitchen. Outside, you'll find an oversized aggregate driveway in the front and additional car/RV parking in the rear

Built in 2009

### Essential Information

MLS® # E4452061

Price \$739,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 7                      |
| Bathrooms      | 5.00                   |
| Full Baths     | 5                      |
| Square Footage | 2,443                  |
| Acres          | 0.00                   |
| Year Built     | 2009                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 1843 45 Street  |
| Area        | Edmonton        |
| Subdivision | Pollard Meadows |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6L 2S6         |

### Amenities

|                |                                                                                                                                                        |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Ceiling 10 ft., Ceiling 9 ft., Deck, Detectors Smoke, Exterior Walls- 2"x6", Hot Water Tankless, R.V. Storage, 9 ft. Basement Ceiling |
| Parking Spaces | 5                                                                                                                                                      |
| Parking        | Double Garage Attached, Front/Rear Drive Access, Insulated                                                                                             |

### Interior

|                   |                                                                                                                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                                    |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Window Coverings, See Remarks, Dryer-Two, Washers-Two |
| Heating           | Forced Air-2, Natural Gas                                                                                                                                                                                                           |
| Fireplace         | Yes                                                                                                                                                                                                                                 |
| Fireplaces        | Direct Vent                                                                                                                                                                                                                         |
| Stories           | 2                                                                                                                                                                                                                                   |
| Has Suite         | Yes                                                                                                                                                                                                                                 |
| Has Basement      | Yes                                                                                                                                                                                                                                 |

Basement                      Full, Finished

**Exterior**

Exterior                      Wood, Vinyl  
Exterior Features      Back Lane, Fenced, Fruit Trees/Shrubs, Landscaped, Schools  
Roof                              Asphalt Shingles  
Construction              Wood, Vinyl  
Foundation                Concrete Perimeter

**Additional Information**

Date Listed                August 8th, 2025  
Days on Market        29  
Zoning                      Zone 29

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