

## \$229,900 - 1 4630 17 Avenue, Edmonton

MLS® #E4438261

**\$229,900**

2 Bedroom, 1.50 Bathroom, 829 sqft

Condo / Townhouse on 0.00 Acres

Pollard Meadows, Edmonton, AB

PRIME LOCATION FOR this beautiful END-UNIT BI-LEVEL TOWNHOUSE STYLE CONDO! Nestled in a PARK-LIKE community. VAULTED CEILINGS and GLEAMING FLOORS welcome you into a spacious, light-filled living area where patio doors open onto a private deck, perfect for relaxing or entertaining. The large kitchen offers ample space for cooking and gathering. Upstairs features a BRIGHT BONUS ROOM WITH A SKYLIGHT, while the fully finished basement hosts two cozy bedrooms, the main bathroom with A LUXURIOUS JACUZZI TUB, and convenient laundry facilities. With easy access to the Henday and schools, shopping, and playgrounds just minutes away, this home combines charm and practicality in a wonderful location with an attached garage too.

Built in 1991

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4438261  |
| Price          | \$229,900 |
| Bedrooms       | 2         |
| Bathrooms      | 1.50      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 829       |
| Acres          | 0.00      |



|            |                   |
|------------|-------------------|
| Year Built | 1991              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | Bi-Level          |
| Status     | Active            |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 1 4630 17 Avenue |
| Area        | Edmonton         |
| Subdivision | Pollard Meadows  |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6T 0H1          |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | Tennis Courts          |
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |

### **Interior**

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

### **Exterior**

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Exterior          | Wood, Stucco                                               |
| Exterior Features | Corner Lot, Fenced, No Back Lane, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                           |
| Construction      | Wood, Stucco                                               |
| Foundation        | Concrete Perimeter                                         |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 23rd, 2025 |
| Days on Market | 24             |
| Zoning         | Zone 29        |
| Condo Fee      | \$408          |

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Listing information last updated on June 16th, 2025 at 8:02pm MDT