

Courtesy Of Paul S Lamba Of MaxWell Polaris

## \$229,900 - 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	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	23
Zoning	Zone 29
Condo Fee	\$408

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