

## \$219,000 - 4630 17 Avenue, Edmonton

MLS® #E4454717

**\$219,000**

2 Bedroom, 1.50 Bathroom, 766 sqft

Condo / Townhouse on 0.00 Acres

Pollard Meadows, Edmonton, AB

This 2-bedroom, 1.5-bath stucco bi-level offers 1,370 sq. ft. of total living space and a front attached garage, just a 5-minute walk to Pollard Meadows School. Recently renovated and smoke-free, and ready for you to move in. The upper level has a bright living room with 10-ft vaulted ceilings, a kitchen with lots of cabinets and nearly new stainless steel appliances, a bonus room, dining area with new patio doors, and a maintenance-free dura deck. Downstairs you'll find two bedrooms, a walk-in closet, a full bath, laundry, and storage. Updates include new doors, windows, paint, hot water tank, shingles (few years old), ceiling fans, premium laundry set, central vacuum, and curtains. Enjoy low-maintenance living—no shoveling, lawn care, or exterior upkeep—and a tennis court right next door for summer fun.

Built in 1991

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4454717  |
| Price          | \$219,000 |
| Bedrooms       | 2         |
| Bathrooms      | 1.50      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 766       |



|            |                   |
|------------|-------------------|
| 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 | T6L 6H3         |

### Amenities

|           |             |
|-----------|-------------|
| Amenities | See Remarks |
| Parking   | Heated      |

### Interior

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

### Exterior

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Exterior          | Wood, Stucco                                             |
| Exterior Features | Airport Nearby, Landscaped, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                         |
| Construction      | Wood, Stucco                                             |
| Foundation        | Concrete Perimeter                                       |

### Additional Information

|             |                   |
|-------------|-------------------|
| Date Listed | August 26th, 2025 |
| Zoning      | Zone 29           |
| Condo Fee   | \$408             |

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