

## \$429,900 - 4639 17 Avenue, Edmonton

MLS® #E4441746

**\$429,900**

5 Bedroom, 2.50 Bathroom, 1,098 sqft

Single Family on 0.00 Acres

Pollard Meadows, Edmonton, AB

**WELCOME HOME!** This very well maintained Bi-Level situated in the highly sought after community of Pollard Meadows boasts 5 bedrooms, 2.5 bathrooms, a separate entrance and an oversized single attached garage. Step through the front door into your spacious living room/ dining room combo, with plenty of space for entertaining, through the doorway opens to your large kitchen with ample cupboard space. Down the hall you are greeted with 2 generous sized bedrooms, a 4 pc main bathroom and a spacious primary bedroom with a 2pc ensuite. The basement is mostly finished and boasts, 2 large bedrooms, a great room with lots of space for a future kitchen, and a 3 pc bathroom that completes the inside of this lovely home. Step out your back door to a large concrete patio that leads to your massive private fully fenced backyard. Upgrades include Shingles done in 2022 and hwt done in 2023.

Built in 1980

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4441746  |
| Price      | \$429,900 |
| Bedrooms   | 5         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,098                  |
| Acres          | 0.00                   |
| Year Built     | 1980                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 4639 17 Avenue  |
| Area        | Edmonton        |
| Subdivision | Pollard Meadows |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6L 2Z4         |

### Amenities

|           |                                    |
|-----------|------------------------------------|
| Amenities | Patio, See Remarks                 |
| Parking   | Over Sized, Single Garage Attached |

### Interior

|                   |                                                       |
|-------------------|-------------------------------------------------------|
| Interior Features | ensuite bathroom                                      |
| Appliances        | Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                             |
| Stories           | 2                                                     |
| Has Basement      | Yes                                                   |
| Basement          | Full, Partially Finished                              |

### Exterior

|                   |                                                                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Stucco, Vinyl                                                                                                                     |
| Exterior Features | Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Level Land, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                               |
| Construction      | Wood, Stone, Stucco, Vinyl                                                                                                                     |
| Foundation        | Concrete Perimeter                                                                                                                             |

### Additional Information

Date Listed June 11th, 2025

Days on Market 6

Zoning Zone 29

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Listing information last updated on June 17th, 2025 at 2:32pm MDT