

## \$445,000 - 4639 17 Avenue, Edmonton

MLS® #E4431835

**\$445,000**

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® #     | E4431835  |
| Price      | \$445,000 |
| 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                              |
| 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 April 19th, 2025

Days on Market 1

Zoning Zone 29

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