

## \$242,500 - 7 4610 17 Avenue, Edmonton

MLS® #E4431480

**\$242,500**

3 Bedroom, 1.50 Bathroom, 1,268 sqft

Condo / Townhouse on 0.00 Acres

Pollard Meadows, Edmonton, AB

End unit backing onto a park! This home offers privacy, space, and scenic views of expansive green space. The main floor features a bright, open living room with a cozy wood-burning fireplace, flowing seamlessly into a spacious dining area. The kitchen offers plenty of storage, and the main floor laundry adds everyday convenience. Upstairs you'll find three spacious bedrooms, a main bathroom with two sinks, and the primary bedroom with its own private balcony overlooking the park. The partially finished basement adds even more living space with a recreation room, and a large storage area. End unit with tandem parking, backing onto school fields and just steps from walking paths. Enjoy easy access to amenities and quick connections to the Anthony Henday. This condo unit checks all the boxes!

Built in 1982

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4431480  |
| Price          | \$242,500 |
| Bedrooms       | 3         |
| Bathrooms      | 1.50      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,268     |



|            |                   |
|------------|-------------------|
| Acres      | 0.00              |
| Year Built | 1982              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | 2 Storey          |
| Status     | Active            |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 7 4610 17 Avenue |
| Area        | Edmonton         |
| Subdivision | Pollard Meadows  |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6L 5T1          |

### Amenities

|           |   |
|-----------|---|
| Amenities | No Animal Home, No Smoking Home, Parking-Visitor, Vinyl Windows |
| Parking   | Tandem  |

### Interior

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

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood   |
| Exterior Features | Backs Onto Park/Trees, Fenced, Golf Nearby, Landscaped, Park/Reserve, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles   |
| Construction      | Wood   |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 17th, 2025 |
| Days on Market | 14               |
| Zoning         | Zone 29          |
| Condo Fee      | \$362            |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 1st, 2025 at 10:32am MDT