

Courtesy Of Dan Sigouin Of RE/MAX Real Estate

\$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 13

Zoning Zone 29

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Listing information last updated on May 2nd, 2025 at 4:17pm MDT