

## \$209,000 - 36 4630 17 Avenue, Edmonton

MLS® #E4433589

**\$209,000**

2 Bedroom, 1.50 Bathroom, 824 sqft

Condo / Townhouse on 0.00 Acres

Pollard Meadows, Edmonton, AB

Step into a sanctuary where comfort meets elegance in this beautifully designed, freshly painted 2-bedroom bi-level condo nestled within a tranquil, park-like community. From the moment you enter the open-concept main floor welcomes you with soaring vaulted ceilings, an abundance of natural light and gleaming hardwood floors. The bonus room, adorned with a skylight offers a versatile space. The heart of the home seamlessly connects the living, dining and kitchen areas, making it ideal for both everyday living and entertaining. Step through the dining room onto your private deck, where morning coffees and evening sunsets become cherished rituals amidst the serene backdrop of mature trees and landscaped grounds. Descend to the lower level to discover a spacious primary bedroom, 2nd bedroom, main bathroom and laundry. To top it off there's an attached garage perfect for our Alberta winters! All this with easy access to the Henday, shopping, transportation, schools, parks and shopping.

Built in 1991

### Essential Information

MLS® # E4433589

Price \$209,000

Bedrooms 2



|                |                   |
|----------------|-------------------|
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 824               |
| Acres          | 0.00              |
| Year Built     | 1991              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | Bi-Level          |
| Status         | Active            |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 36 4630 17 Avenue |
| Area        | Edmonton          |
| Subdivision | Pollard Meadows   |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6L 6H3           |

### Amenities

|           |   |
|-----------|---|
| Amenities | Deck, No Animal Home, No Smoking Home, Tennis Courts, Vaulted Ceiling |
| Parking   | Single Garage Attached  |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Window Coverings |
| Heating      | Forced Air-1, Natural Gas   |
| Stories      | 2   |
| Has Basement | Yes   |
| Basement     | Full, Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco  |
| Exterior Features | Corner Lot, Low Maintenance Landscape, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 30th, 2025 |
| Days on Market | 8                |
| Zoning         | Zone 29          |
| Condo Fee      | \$408            |

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Listing information last updated on May 8th, 2025 at 2:32pm MDT