

\$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 15

Zoning Zone 29

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Listing information last updated on May 4th, 2025 at 11:02am MDT