

## \$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	3
Zoning	Zone 29
Condo Fee	\$362

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