

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 3

Zoning Zone 29

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Listing information last updated on April 21st, 2025 at 10:47pm MDT