# \$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.

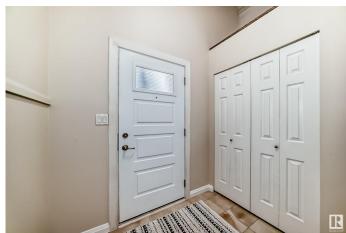
Built in 1991

## **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 6

Zoning Zone 29

Condo Fee \$408

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