

## **\$375,000 - 4507 19 Avenue, Edmonton**

MLS® #E4445499

**\$375,000**

3 Bedroom, 2.50 Bathroom, 1,177 sqft

Single Family on 0.00 Acres

Pollard Meadows, Edmonton, AB

Tucked away on a quiet street, this 1,176 SqFt Bungalow is the perfect fit for any 1st time home buyer, investor or young family. Great location as it is literally steps from parks, Pollard Meadows & Home Family Catholic Elementary & TD Baker Jr High. UPGRADES include: New Windows (past 5-10 years); Newer Shingles; High-Efficient Furnace & Hot Water Tank; Flooring (Hardwood; New Carpet). The Main Floor has a very versatile layout with 3 Bedrooms including the Primary Bedroom boasting a 1/2 Ensuite. The functional Kitchen has a Dining area beside it & a Flex Room can be used as additional Dining; a Den or Playroom for the kids. The spacious Living Room is ideal for those family movie nights! A full bathroom completes this floor. The Fully Finished Basement with a Separate Entrance, has 3 Dens (easily convert to Bedrooms by adding windows for SIX Total Bedrooms!); a large Family Room; Full Bathroom & plenty of storage. Don't let this opportunity pass you by! The backyard is very private with large trees.

Built in 1979

### **Essential Information**

MLS® # E4445499

Price \$375,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,177
Acres	0.00
Year Built	1979
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	4507 19 Avenue
Area	Edmonton
Subdivision	Pollard Meadows
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 2S9

### Amenities

Amenities	Vinyl Windows, See Remarks
Parking	Front Drive Access

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Fenced, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, See Remarks
Roof	Asphalt Shingles

Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 3rd, 2025
Days on Market	2
Zoning	Zone 29

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Listing information last updated on July 5th, 2025 at 5:17am MDT