

## \$249,900 - 45 4610 17 Avenue, Edmonton

MLS® #E4452106

**\$249,900**

4 Bedroom, 1.50 Bathroom, 1,251 sqft

Condo / Townhouse on 0.00 Acres

Pollard Meadows, Edmonton, AB

Outstanding 4 bedroom condo in excellent location! Close to multiple schools, Sikh Temple & the Anthony Henday. Many features including wood burning fireplace, 2 parking stalls (tandem), finished basement, West facing balcony off huge master bedroom, fenced yard with no grass, and huge main floor laundry/storage! Many upgrades in the last few years include: 5 pce. main bath sinks and tub insert with soaker tub, kitchen counter tops, paint, flooring, lighting, vinyl windows, furnace and HWT. Will not last long, hurry!

Built in 1982

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4452106          |
| Price          | \$249,900         |
| Bedrooms       | 4                 |
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,251             |
| Acres          | 0.00              |
| Year Built     | 1982              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |



## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 45 4610 17 Avenue |
| Area        | Edmonton          |
| Subdivision | Pollard Meadows   |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6L 5T1           |

## Amenities

|           |                                       |
|-----------|---------------------------------------|
| Amenities | Parking-Visitor, Patio, Vinyl Windows |
| Parking   | 2 Outdoor Stalls, Tandem              |

## Interior

|              |                                                                                 |
|--------------|---------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer |
| Heating      | Forced Air-1, Natural Gas                                                       |
| Stories      | 3                                                                               |
| Has Basement | Yes                                                                             |
| Basement     | Full, Finished                                                                  |

## Exterior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Exterior          | Wood                                                                       |
| Exterior Features | Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                           |
| Construction      | Wood                                                                       |
| Foundation        | Concrete Perimeter                                                         |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2025 |
| Days on Market | 39               |
| Zoning         | Zone 29          |
| Condo Fee      | \$361            |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 16th, 2025 at 5:03pm MDT