

## \$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	2
Zoning	Zone 29
Condo Fee	\$408

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