Courtesy Of Dan McDonald Of MaxWell Polaris

$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	68
Zoning	Zone 29
Condo Fee	$361

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