

## \$249,500 - 13 4610 17 Avenue, Edmonton

MLS® #E4453940

### \$249,500

4 Bedroom, 1.50 Bathroom, 1,233 sqft  
Condo / Townhouse on 0.00 Acres

Pollard Meadows, Edmonton, AB

"Start Your Homeownership Journey Here!"  
Welcome to the Gables in Millwoods! This 2-storey townhouse offers comfort, functionality and room to grow. Features you'll love 3 spacious bedrooms in the upper level including a primary suite with a PRIVATE BALCONY-a perfect spot to relax and unwind before or after work. A working KITCHEN that flows into a charming DINING area and a cozy LIVING room. More features to enjoy, inviting wood burning fireplace and garden door that opens out to a private backyard. A half bath on the main floor for added convenience. In the basement, there is a LARGE FLEX room, ideal as an office, play area, or extra bedroom. Additional storage/workout space in the basement. Parking made easy! 2 assigned parking stalls conveniently situated at your doorstep. With it's functional layout, versatile spaces, and unbeatable location close to schools, shopping and transit, THIS HOME has everything YOU NEED! For sure-you will love this abode!

Built in 1982

### Essential Information

MLS® #	E4453940
Price	\$249,500
Bedrooms	4



Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,233
Acres	0.00
Year Built	1982
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	13 4610 17 Avenue
Area	Edmonton
Subdivision	Pollard Meadows
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 5T1

### **Amenities**

Amenities	Parking-Visitor, Patio
Parking Spaces	2
Parking	Stall

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Masonry
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood
Exterior Features	Fenced, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	August 20th, 2025
Days on Market	7
Zoning	Zone 29
Condo Fee	\$362

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Listing information last updated on August 26th, 2025 at 10:17pm MDT