

## \$297,800 - 9 4630 17 Avenue, Edmonton

MLS® #E4437643

**\$297,800**

2 Bedroom, 1.50 Bathroom, 1,024 sqft

Condo / Townhouse on 0.00 Acres

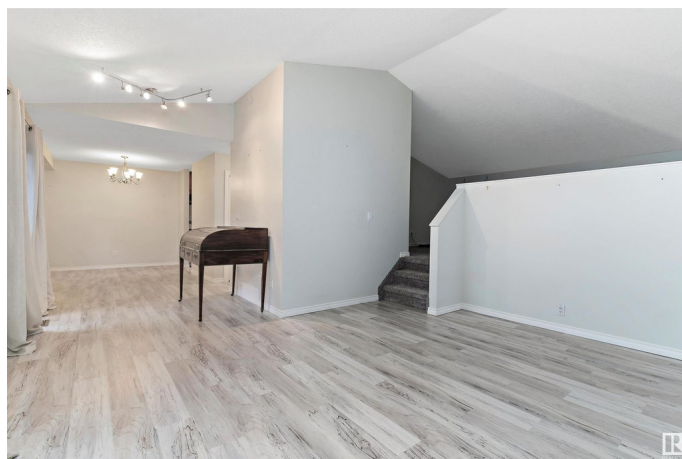
Pollard Meadows, Edmonton, AB

BEAUTIFULLY UPGRADED 2 Bedroom, 2 Bath PLUS A HUGE LOFT THAT CAN BE USED AS A THIRD BEDROOM half duplex with a DOUBLE ATTACHED GARAGE in the highly sought-after Carrington Spa Complex (Pollard Meadows)! The upper level boasts a spacious living room, a separate dining area with patio access, & a FULLY RENOVATED KITCHEN, FEATURING NEW COUNTERTOPS, SS APPLIANCES, & FLOORING (2023). A versatile loft, currently used as the primary bedroom, along with a 2-pc bath, completes this level. The FULLY FINISHED BASEMENT offers two generously sized bedrooms and a 4-pc bath. EXTENSIVE UPDATES INCLUDE a NEW FURNACE, HOT WATER TANK, VINYL PLANK FLOORING, & NEW CARPET (2023), PLUS A GARAGE CONTROLLER (2024). Ideally situated close to schools and all amenities!

Built in 1989

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4437643  |
| Price      | \$297,800 |
| Bedrooms   | 2         |
| Bathrooms  | 1.50      |
| Full Baths | 1         |
| Half Baths | 1         |



|                |                   |
|----------------|-------------------|
| Square Footage | 1,024             |
| Acres          | 0.00              |
| Year Built     | 1989              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | Bi-Level          |
| Status         | Active            |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 9 4630 17 Avenue |
| Area        | Edmonton         |
| Subdivision | Pollard Meadows  |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6L 6H3          |

### Amenities

|           |                                                                            |
|-----------|----------------------------------------------------------------------------|
| Amenities | Deck, Detectors Smoke, Exterior Walls- 2"x6", Tennis Courts, Vinyl Windows |
| Parking   | Double Garage Attached                                                     |

### Interior

|              |                                                                                                                                       |
|--------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                                                             |
| Stories      | 2                                                                                                                                     |
| Has Basement | Yes                                                                                                                                   |
| Basement     | Partial, Finished                                                                                                                     |

### Exterior

|                   |                                                    |
|-------------------|----------------------------------------------------|
| Exterior          | Wood, Stucco                                       |
| Exterior Features | Landscaped, No Back Lane, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                   |
| Construction      | Wood, Stucco                                       |
| Foundation        | Concrete Perimeter                                 |

### Additional Information

|             |                |
|-------------|----------------|
| Date Listed | May 21st, 2025 |
|-------------|----------------|

|                |         |
|----------------|---------|
| Days on Market | 61      |
| Zoning         | Zone 29 |
| Condo Fee      | \$468   |

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Listing information last updated on July 21st, 2025 at 8:32pm MDT