

\$248,900 - 8 4610 17 Avenue, Edmonton

MLS® #E4451873

\$248,900

3 Bedroom, 1.50 Bathroom, 1,266 sqft

Condo / Townhouse on 0.00 Acres

Pollard Meadows, Edmonton, AB

MOVE IN READY! This immaculately maintained and recently upgraded unit needs nothing - just unpack and enjoy! Featuring huge East facing windows that fill the space with natural light and backing onto a picturesque school park, this unit feels bright, airy, and private. One of the best in the complex! The main floor features updated flooring and paint throughout, and offers an open concept that is perfect for entertaining. Slip outside to your generously sized private patio for BBQs, morning coffee, or just to get a tan. A cozy gas fireplace, half bath, in suite laundry and ample storage complete the main level. Upstairs you'll find 3 bedrooms, including the East facing primary suite complete with its own private balcony to take in the views and the morning sun. The finished basement features another living space, a workshop, and additional storage. Unit comes with a tandem parking space big enough for 2 cars just outside the front door. Great value, needs nothing - just new owners!

Built in 1982

Essential Information

MLS® # E4451873

Price \$248,900

Bedrooms 3



Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,266
Acres	0.00
Year Built	1982
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

Community Information

Address	8 4610 17 Avenue
Area	Edmonton
Subdivision	Pollard Meadows
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 5T1

Amenities

Amenities	No Smoking Home, Patio
Parking Spaces	2
Parking	Stall, Tandem

Interior

Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Fenced, Playground Nearby, Schools
Roof	Asphalt Shingles

Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 8th, 2025
Days on Market	3
Zoning	Zone 29
Condo Fee	\$364

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