

# \$279,800 - 6 4630 17 Avenue, Edmonton

MLS® #E4442176

**\$279,800**

3 Bedroom, 1.50 Bathroom, 744 sqft  
Condo / Townhouse on 0.00 Acres

Pollard Meadows, Edmonton, AB

Discover this bright and spacious bi-level townhome in the secluded Carrington Spa & Tennis Villas, a quiet condo community in Pollard Meadows. It offers three large bedrooms, including a primary with a flex space for an office, nursery, or walk-in closet. Enjoy a spacious living room, updated kitchen with new stainless steel appliances, and a private deck backing onto a treed green space with gas BBQ hookup. An oversized double attached garage adds convenience, while recent updates—vinyl plank flooring (2024), windows, doors, and roof—offer peace of mind. The well-managed complex features a tennis court just steps from your door. Close to Mill Woods Town Centre, Grey Nuns Hospital, and major roads including Anthony Henday and 50th Street, this home blends comfort, privacy, and location.

Built in 1991

## Essential Information

MLS® #	E4442176
Price	\$279,800
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	744



Acres	0.00
Year Built	1991
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	Bi-Level
Status	Active

### **Community Information**

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

### **Amenities**

Amenities	No Animal Home, No Smoking Home, Parking-Visitor, Tennis Courts
Parking Spaces	2
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	No Through Road, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 12th, 2025
Days on Market	5
Zoning	Zone 29
Condo Fee	\$458

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 17th, 2025 at 2:02am MDT