

## \$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 | 9                |
| Zoning         | Zone 29          |
| Condo Fee      | \$364            |

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Listing information last updated on August 17th, 2025 at 8:32pm MDT