

## \$294,900 - 9 4630 17 Avenue, Edmonton

MLS® #E4437643

**\$294,900**

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	\$294,900
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
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Days on Market	74
Zoning	Zone 29
Condo Fee	\$468

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Listing information last updated on August 3rd, 2025 at 9:47am MDT