

\$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

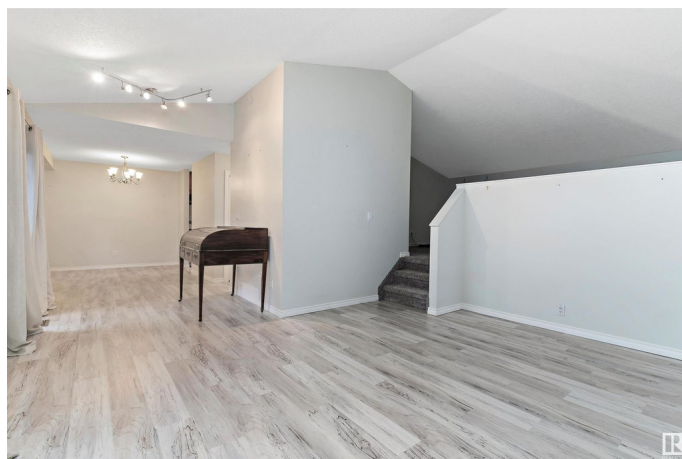
Pollard Meadows, Edmonton, AB

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
-------------	----------------

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

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 August 3rd, 2025 at 3:32pm MDT