

\$439,000 - 4611 16a Avenue, Edmonton

MLS® #E4455447

\$439,000

4 Bedroom, 2.50 Bathroom, 1,193 sqft
Single Family on 0.00 Acres

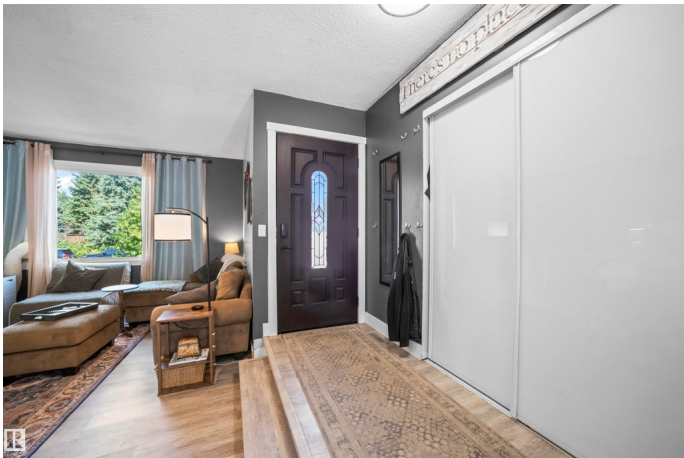
Pollard Meadows, Edmonton, AB

Fresh, stylish, and move-in ready! This beautifully updated 1192 SQ FT bungalow in POLLARD MEADOWS offers 3BEDROOMS, 2.5 BATHS, and a SEPARATE SIDE ENTRANCE. The home features a modern UPGRADED KITCHEN with NEWER APPLIANCES, replaced WINDOWS, and updated ROOFING. BASEMENT adds even more living space with a 4th BEDROOM, 3-PIECE BATH and a huge FAMILY ROOM—perfect for a pool table or big screen setup. Outside, enjoy a SPACIOUS BACKYARD with a GAZEBO included. Ideally located near schools, shopping, transit, Anthony Henday, and within walking distance to the GURDWARA. A perfect choice for families looking for comfort, convenience, and value!

Built in 1979

Essential Information

MLS® #	E4455447
Price	\$439,000
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,193
Acres	0.00



Year Built	1979
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	4611 16a Avenue
Area	Edmonton
Subdivision	Pollard Meadows
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 2S3

Amenities

Amenities	Detectors Smoke
Parking	Double Garage Detached

Interior

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

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 30th, 2025
Days on Market	5

Zoning

Zone 29

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 September 4th, 2025 at 2:32am MDT