

## \$224,900 - 9 4610 17 Avenue, Edmonton

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MLS® #E4464014

**\$224,900**

3 Bedroom, 1.50 Bathroom, 1,233 sqft

Condo / Townhouse on 0.00 Acres

Pollard Meadows, Edmonton, AB

Gables townhouse in Pollard Meadows, nice family community. Schools, park and shopping super close. Tandem parking stall, main floor laundry and GREAT value.



Built in 1982

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4464014          |
| Price          | \$224,900         |
| Bedrooms       | 3                 |
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,233             |
| Acres          | 0.00              |
| Year Built     | 1982              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 9 4610 17 Avenue |
| Area        | Edmonton         |
| Subdivision | Pollard Meadows  |
| City        | Edmonton         |
| County      | ALBERTA          |

|             |         |
|-------------|---------|
| Province    | AB      |
| Postal Code | T6L 5T1 |

### Amenities

|                |                                        |
|----------------|----------------------------------------|
| Amenities      | Detectors Smoke, Hot Water Natural Gas |
| Parking Spaces | 2                                      |
| Parking        | 2 Outdoor Stalls, See Remarks          |

### Interior

|              |                                                                  |
|--------------|------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                        |
| Stories      | 2                                                                |
| Has Basement | Yes                                                              |
| Basement     | Full, Partially Finished                                         |

### Exterior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Exterior          | Wood                                                                  |
| Exterior Features | Cul-De-Sac, Playground Nearby, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                                                      |
| Construction      | Wood                                                                  |
| Foundation        | Concrete Perimeter                                                    |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 29th, 2025 |
| Days on Market | 1                  |
| Zoning         | Zone 29            |
| Condo Fee      | \$362              |

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Listing information last updated on October 30th, 2025 at 7:47pm MDT