# \$299,900 - 9 4630 17 Avenue, Edmonton

MLS® #E4437643

#### \$299,900

2 Bedroom, 1.50 Bathroom, 1,024 sqft Condo / Townhouse on 0.00 Acres

Pollard Meadows, Edmonton, AB

BEAUTIFULLY UPGRADED 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 \$299,900

Bedrooms 2

Bathrooms 1.50

Full Baths 1

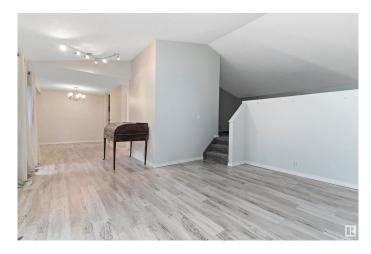
Half Baths 1

Square Footage 1,024

Acres 0.00







Year Built 1989

Type Condo / Townhouse

Sub-Type Half Duplex

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 48

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 July 8th, 2025 at 10:02am MDT