

## \$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	1

## Zoning

## Zone 29

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