

\$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 | 38 |
| Zoning | Zone 29 |

Condo Fee \$468

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Listing information last updated on June 28th, 2025 at 4:32am MDT