

# \$279,800 - 4630 17 Avenue, Edmonton

MLS® #E4442176

## \$279,800

3 Bedroom, 1.50 Bathroom, 744 sqft  
Condo / Townhouse on 0.00 Acres

Pollard Meadows, Edmonton, AB

Discover this bright and spacious bi-level townhome in the secluded Carrington Spa & Tennis Villas, a quiet condo community in Pollard Meadows. It offers three large bedrooms, including a primary with a flex space for an office, nursery, or walk-in closet. Enjoy a spacious living room, updated kitchen with new stainless steel appliances, and a private deck backing onto a treed green space with gas BBQ hookup. An oversized double attached garage adds convenience, while recent updatesâ€”vinyl plank flooring (2024), windows, doors, and roofâ€”offer peace of mind. The well-managed complex features a tennis court just steps from your door. Close to Mill Woods Town Centre, Grey Nuns Hospital, and major roads including Anthony Henday and 50th Street, this home blends comfort, privacy, and location.

Built in 1991

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4442176  |
| Price          | \$279,800 |
| Bedrooms       | 3         |
| Bathrooms      | 1.50      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 744       |



|            |                   |
|------------|-------------------|
| Acres      | 0.00              |
| Year Built | 1991              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | Bi-Level          |
| Status     | Active            |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 4630 17 Avenue  |
| Area        | Edmonton        |
| Subdivision | Pollard Meadows |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6L 6H3         |

### Amenities

|                |   |
|----------------|---|
| Amenities      | No Animal Home, No Smoking Home, Parking-Visitor, Tennis Courts |
| Parking Spaces | 2   |
| Parking        | Double Garage Attached  |

### Interior

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

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco  |
| Exterior Features | No Through Road, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stucco  |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 12th, 2025 |
| Days on Market | 3               |
| Zoning         | Zone 29         |
| Condo Fee      | \$458           |

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 June 15th, 2025 at 8:32pm MDT