

## \$499,000 - 4828 17 Ave, Edmonton

MLS® #E4465205

**\$499,000**

4 Bedroom, 2.50 Bathroom, 1,136 sqft

Single Family on 0.00 Acres

Pollard Meadows, Edmonton, AB

Welcome to this charming bungalow nestled on a quiet cul-de-sac in a peaceful neighborhood of Pollard Meadows. This well-maintained home features a welcoming large front porch, perfect for enjoying your morning coffee or relaxing outdoors. Cozy wood-burning fireplace, adding warmth and character to the living space. Offering a total of four bedrooms, including one in the fully finished basement, and two and a half bathrooms, this home provides comfort and versatility for the whole family. The spacious basement includes a large recreation room-perfect for family gatherings or entertaining guests. Enjoy the generous backyard with ample space for outdoor activities and enough room to park a boat or an RV. Conveniently located close to schools, shopping center and easy access to Anthony Henday drive, this property offers the perfect blend of comfort, functionality and location. Don't miss your chance to make this beautiful bungalow your new home!

Built in 1979

### Essential Information

MLS® # E4465205

Price \$499,000

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,136                  |
| Acres          | 0.00                   |
| Year Built     | 1979                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 4828 17 Ave     |
| Area        | Edmonton        |
| Subdivision | Pollard Meadows |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6L 2Y7         |

### Amenities

|           |                                                                        |
|-----------|------------------------------------------------------------------------|
| Amenities | On Street Parking, Deck, Detectors Smoke, Front Porch, Vaulted Ceiling |
| Parking   | Double Garage Attached                                                 |

### Interior

|                   |                                                                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                 |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Gas, Washer, Window Coverings, See Remarks, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                        |
| Fireplace         | Yes                                                                                                                                                              |
| Fireplaces        | Brick Facing                                                                                                                                                     |
| Stories           | 2                                                                                                                                                                |
| Has Suite         | Yes                                                                                                                                                              |
| Has Basement      | Yes                                                                                                                                                              |
| Basement          | Full, Finished                                                                                                                                                   |

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

|                   |                                                                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Cul-De-Sac, Fenced, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                           |
| Construction      | Wood, Vinyl                                                                                                                                |
| Foundation        | Concrete Perimeter                                                                                                                         |

**School Information**

|            |                        |
|------------|------------------------|
| Elementary | Pollard Meadows School |
| Middle     | Holy Family School     |

**Additional Information**

|             |                    |
|-------------|--------------------|
| Date Listed | November 8th, 2025 |
| Zoning      | Zone 29            |

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 November 8th, 2025 at 6:02pm MST