

## \$249,500 - 13 4610 17 Avenue, Edmonton

MLS® #E4453940

**\$249,500**

4 Bedroom, 1.50 Bathroom, 1,233 sqft

Condo / Townhouse on 0.00 Acres

Pollard Meadows, Edmonton, AB

"Start Your Homeownership Journey Here!"

Welcome to the Gables in Millwoods! This 2-storey townhouse offers comfort, functionality and room to grow. Features you'll love 3 spacious bedrooms in the upper level including a primary suite with a PRIVATE BALCONY-a perfect spot to relax and unwind before or after work. A working KITCHEN that flows into a charming DINING area and a cozy LIVING room. More features to enjoy, inviting wood burning fireplace and garden door that opens out to a private backyard. A half bath on the main floor for added convenience. In the basement, there is a LARGE FLEX room, ideal as an office, play area, or extra bedroom. Additional storage/workout space in the basement. Parking made easy! 2 assigned parking stalls conveniently situated at your doorstep. With it's functional layout, versatile spaces, and unbeatable location close to schools, shopping and transit, THIS HOME has everything YOU NEED! For sure-you will love this abode!

Built in 1982

### Essential Information

MLS® # E4453940

Price \$249,500

Bedrooms 4



|                |                   |
|----------------|-------------------|
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,233             |
| Acres          | 0.00              |
| Year Built     | 1982              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 13 4610 17 Avenue |
| Area        | Edmonton          |
| Subdivision | Pollard Meadows   |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6L 5T1           |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Parking-Visitor, Patio |
| Parking Spaces | 2                      |
| Parking        | Stall                  |

### Interior

|              |                                                                            |
|--------------|----------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                  |
| Fireplace    | Yes                                                                        |
| Fireplaces   | Masonry                                                                    |
| Stories      | 2                                                                          |
| Has Basement | Yes                                                                        |
| Basement     | Full, Partially Finished                                                   |

### Exterior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Exterior          | Wood                                                                                                 |
| Exterior Features | Fenced, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood               |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 20th, 2025 |
| Days on Market | 30                |
| Zoning         | Zone 29           |
| Condo Fee      | \$362             |

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Listing information last updated on September 19th, 2025 at 3:17pm MDT