

## \$509,900 - 4676 16a Avenue, Edmonton

MLS® #E4423500

**\$509,900**

3 Bedroom, 3.50 Bathroom, 1,927 sqft  
Single Family on 0.00 Acres

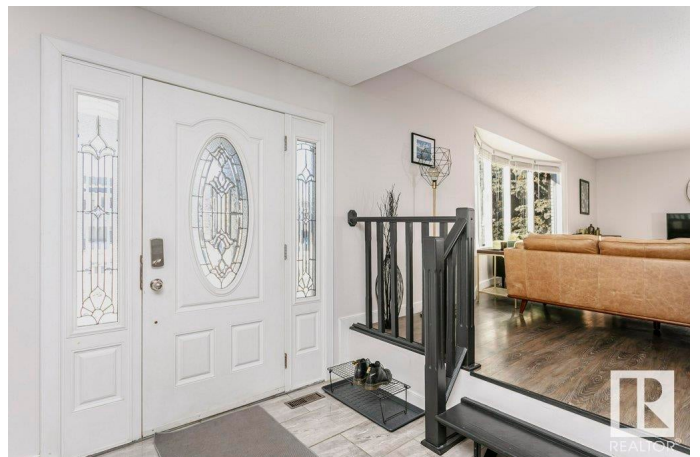
Pollard Meadows, Edmonton, AB

Well maintained 2 storey located in the well sought after community Of Pollard Meadows. Features 3 large spacious bedrooms up, with the Primary having a walk-in closet and a 3 piece en-suite. As well, there is a 5 piece family bath. The main floor features a living room, the kitchen with lots of cupboard space, a dining area, a large family room with a wood burning fireplace and a door leading to a fenced in yard with a deck. Finishing off the main is a laundry room and 2 piece powder room. The basement is fully developed with a gigantic Rec Room, another wood burning fireplace, a flex room, a 3 piece bath and cold storage. Comes with 2 new high efficiency Furnaces and 2 New Air Conditioners. There is also a oversized insulates and Heated Double Attached Garage. What a great place to call home and is a real pleasure to show.

Built in 1979

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4423500  |
| Price          | \$509,900 |
| Bedrooms       | 3         |
| Bathrooms      | 3.50      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,927     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1979                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 4676 16a Avenue |
| Area        | Edmonton        |
| Subdivision | Pollard Meadows |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6L 2S2         |

### **Amenities**

|                |   |
|----------------|---|
| Amenities      | Air Conditioner, Deck                     |
| Parking Spaces | 4   |
| Parking        | Double Garage Attached, Heated, Insulated |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, Garage Heater |
| Heating           | Forced Air-2, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Masonry   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Brick, Vinyl   |
| Exterior Features | Corner Lot, Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |

Construction Wood, Brick, Vinyl  
Foundation Concrete Perimeter

### **Additional Information**

Date Listed March 1st, 2025  
Days on Market 13  
Zoning Zone 29

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Listing information last updated on March 14th, 2025 at 5:47am MDT