

## \$469,900 - 4668 16a Avenue, Edmonton

MLS® #E4434748

**\$469,900**

3 Bedroom, 2.50 Bathroom, 1,126 sqft

Single Family on 0.00 Acres

Pollard Meadows, Edmonton, AB

This well-maintained 1,126 square foot bungalow in Pollard Meadows is situated on a large lot along a quiet street and is close to schools, transit and the Gurdwara Siri Guru Singh Saba. The main floor features a sunken living room, dining room, kitchen, primary bedroom with a walk-in closet and two-piece ensuite, two additional bedrooms and a main four-piece bath. French doors of the kitchen to a raised deck with stairs to the back yard. A central staircase leads to the fully-finished basement featuring a family room with a wood burning Heatilator fireplace, utility room, cold room, two additional rooms that could be used as an office or craft room, and a three-piece bath. A large attached double garage with two single doors is complemented by a large driveway for plenty of extra parking.

Built in 1979

### Essential Information

MLS® #	E4434748
Price	\$469,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,126
Acres	0.00



Year Built	1979
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	4668 16a Avenue
Area	Edmonton
Subdivision	Pollard Meadows
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 2S2

### **Amenities**

Amenities	On Street Parking, Air Conditioner, Deck, No Animal Home, No Smoking Home
Parking Spaces	4
Parking	Double Garage Attached, Front Drive Access

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Stove-Electric, Washer, Window Coverings, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing, Glass Door, Heatilator/Fan
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Brick
Exterior Features	Fenced, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick

Foundation                      Concrete Perimeter

**School Information**

Elementary                      Pollard Meadows  
Middle                              T.D. Baker  
High                                 W.P. Wagner

**Additional Information**

Date Listed                      May 6th, 2025  
Days on Market                9  
Zoning                              Zone 29

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