

# \$439,000 - 4611 16a Avenue, Edmonton

MLS® #E4455447

## \$439,000

4 Bedroom, 2.50 Bathroom, 1,193 sqft  
Single Family on 0.00 Acres

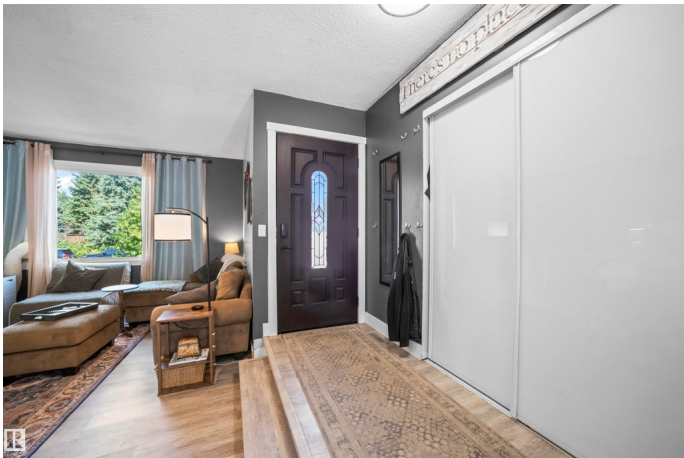
Pollard Meadows, Edmonton, AB

Fresh, stylish, and move-in ready! This beautifully updated 1192 SQ FT bungalow in POLLARD MEADOWS offers 3BEDROOMS, 2.5 BATHS, and a SEPARATE SIDE ENTRANCE. The home features a modern UPGRADED KITCHEN with NEWER APPLIANCES, replaced WINDOWS, and updated ROOFING. BASEMENT adds even more living space with a 4th BEDROOM, 3-PIECE BATH and a huge FAMILY ROOM—perfect for a pool table or big screen setup. Outside, enjoy a SPACIOUS BACKYARD with a GAZEBO included. Ideally located near schools, shopping, transit, Anthony Henday, and within walking distance to the GURDWARA. A perfect choice for families looking for comfort, convenience, and value!

Built in 1979

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4455447  |
| Price          | \$439,000 |
| Bedrooms       | 4         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,193     |
| Acres          | 0.00      |



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

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 4611 16a Avenue |
| Area        | Edmonton        |
| Subdivision | Pollard Meadows |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6L 2S3         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Detectors Smoke        |
| Parking   | Double Garage Detached |

### Interior

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

### Exterior

|                   |                                                                                          |
|-------------------|------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                              |
| Exterior Features | Fenced, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                         |
| Construction      | Wood, Vinyl                                                                              |
| Foundation        | Concrete Perimeter                                                                       |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 30th, 2025 |
| Days on Market | 4                 |

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Listing information last updated on September 2nd, 2025 at 11:32pm MDT