

\$229,900 - 4506 20 Avenue, Edmonton

MLS® #E4454126

\$229,900

3 Bedroom, 2.50 Bathroom, 1,152 sqft

Condo / Townhouse on 0.00 Acres

Pollard Meadows, Edmonton, AB

FIRST-TIME BUYERS & INVESTORS! This immaculate 3-bedroom, 2.5-bath townhouse in desirable Pollard Meadows offers incredible value with LOW condo fees, a wonderful floorplan & 2 OUTDOOR PARKING STALLS! Enjoy NEW H/E furnace, water tank, energy-efficient windows and NEW shingles. Skylights flood the home with natural light. The bright main floor boasts an open living room with cozy fireplace, dining area overlooking the private patio, a half bath, and a refreshed kitchen with white cabinetry. Upstairs, a charming spiral staircase leads to 3 bedrooms, including a primary with a 3 piece ensuite, plus an additional full bath. The private yard with raised deck is perfect for relaxing or entertaining. The FULLY FINISHED basement adds living space AND VALUE! Ideally located near schools, transit, Mill Woods Town Centre, and all amenities. Move-in ready, well maintained, and full of character – this property is a smart choice for homeowners or investors alike!

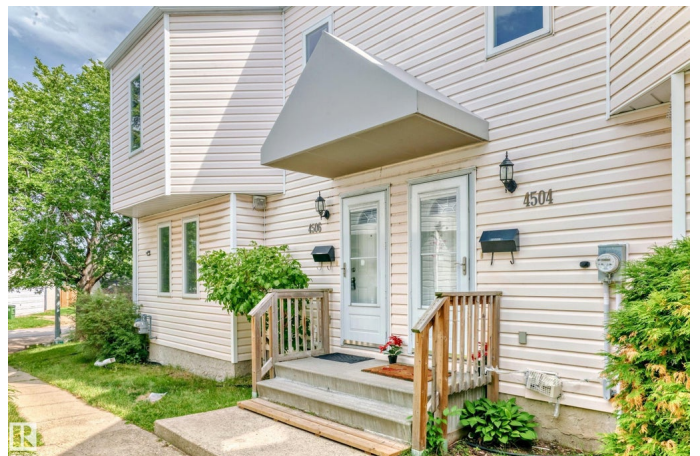
Built in 1991

Essential Information

MLS® # E4454126

Price \$229,900

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,152
Acres	0.00
Year Built	1991
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

Community Information

Address	4506 20 Avenue
Area	Edmonton
Subdivision	Pollard Meadows
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 4E8

Amenities

Amenities	Deck
Parking Spaces	2
Parking	2 Outdoor Stalls

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Double Sided
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Landscaped, Park/Reserve, Public Transportation, Schools, Shopping

	Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 21st, 2025
Days on Market	9
Zoning	Zone 29
Condo Fee	\$250

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 August 30th, 2025 at 5:47pm MDT