

## \$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!

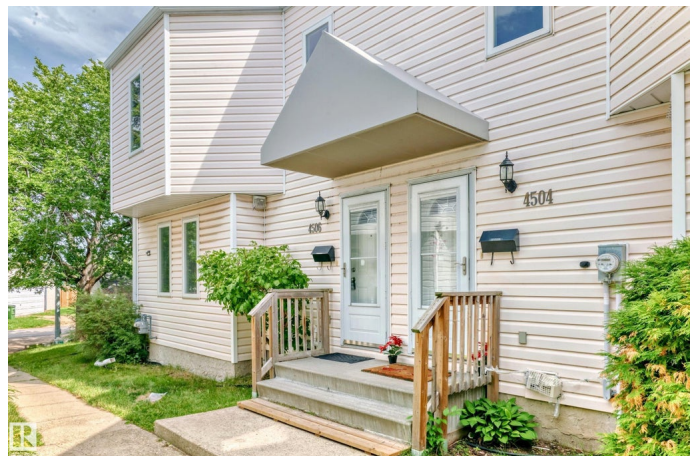
Built in 1991

### 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 | 2                 |
| Zoning         | Zone 29           |
| Condo Fee      | \$250             |

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Listing information last updated on August 23rd, 2025 at 2:02pm MDT