

## \$229,900 - 4506 20 Avenue, Edmonton

MLS® #E4454126

**\$229,900**

3 Bedroom, 2.50 Bathroom, 1,152 sqft

Condo / Townhouse on 0.00 Acres

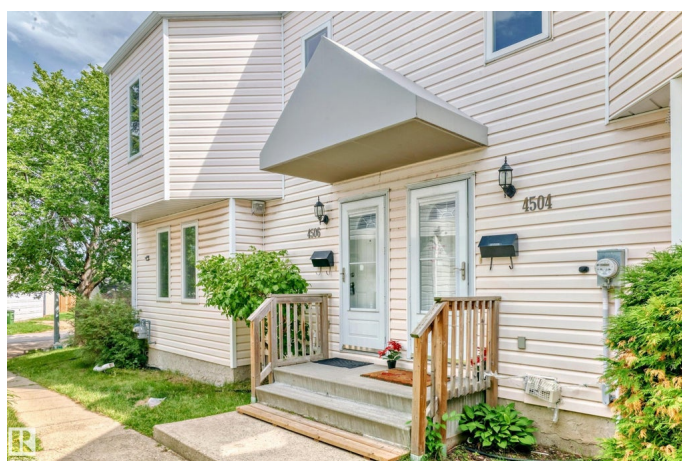
Pollard Meadows, Edmonton, AB

**FIRST-TIME BUYERS & INVESTORS!** This immaculate 3-bedroom, 2.5-bath townhouse in desirable Pollard Meadows offers incredible value with LOW condo fees and a wonderful floorplan. 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	Stall

### 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	1
Zoning	Zone 29
Condo Fee	\$250

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Listing information last updated on August 22nd, 2025 at 4:17am MDT