



## Edmonton-29-Pollard Meadows

31 - 4610 17 Avenue

LP \$ 224,900

MLS #: E3256616

<b>Status:</b>	<b>Active</b>	<b>Type:</b>	Townhouse
<b>DOM:</b>	0	<b>Style:</b>	2 Storey
<b>Rms Abv Gd:</b>	6	<b>Year Built:</b>	1982
<b>Bedrms:</b>	Above: 3/Ttl: 4	<b>Basement:</b>	Full
<b>Full/Half Baths:</b>	1/1	<b>Bsmnt Dev:</b>	Fully Finished
<b>Tot Flr SqFt:</b>	1229.46	<b>Total Sq M:</b>	114.2

Great opportunity for first-time buyer or savvy investor! Very clean and well-kept 2-storey townhome located in the well-managed complex of 'The Gables of Pollard Meadows'. So comfy and inviting, this home features 3+1 bedrooms and a great layout with main floor laundry/storage area, spacious kitchen and dining room area and a bright and cheery living room with gas fireplace. Upstairs you will find three generous-sized bedrooms along with a 5-piece full bathroom with his and hers sinks. You can relax and enjoy your morning coffee sitting on the balcony just off the cozy master bedroom. The basement is finished with a family room and spacious fourth bedroom -- perfect for guests. Fully fenced backyard with concrete patio overlooking the quiet green belt. Tastefully painted throughout with many upgrades including newer ceramic tile and carpeting, vanity in washroom, newer hot water tank, appliances and lighting (recess potlights). Tandem energized parking stalls conveniently located in front of unit.

### Directions:

**Virtual Tour:** <http://video214.com/play/4Hu3yKxab3XZAIpR4DpNQ/s/dark> **Brochure:** <http://www.31-4610-17ave.com>

<b>Full Baths:</b>	<u>1Pc</u>	<u>2Pc</u>	<u>3Pc</u>	<u>4Pc</u>	<u>5Pc</u>	<u>6Pc</u>	Poss:30 days Negotiable	<b>Level</b>	<b>Mtr2</b>	<b>SqFt</b>
<b>Enst Baths:</b>	0	1	0	0	1	0	<b>Occupancy:</b> Tenant	<b>Main:</b>	57.1	614.73
<b>Add Rms:</b>							<b>Garage Dim:</b>	<b>Uppr:</b>	57.1	614.73
<b>Fin Fpl/Rgh:</b>			<b>Finish Levels:</b> 3				<b>Elem Schl:</b> Holy Family/Pollard Meadow	<b>AbGd:</b>		
<b>Fireplace:</b>			<b>Fplc Fuel:</b>				<b>Middle Schl:</b> TD Baker	<b>Lowr:</b>		
<b>Parking:</b>	Stall, See Remarks						<b>High Schl:</b> J Percy Page	<b>BIGd:</b>		
								<b>Total A.G:</b>	114.2	1,229.46

<b>Living Room:</b>	4.26x4.04	M	<b>Master Bdrm:</b>	4.03x3.53	U
<b>Dining Room:</b>	3.03x2.36	M	<b>Bedrm 2:</b>	2.93x2.90	U
<b>Kitchen:</b>	2.90x2.55	M	<b>Bedrm 3:</b>	3.34x2.93	U
<b>Family Room:</b>	3.72x2.82	B	<b>Bedrm 4:</b>	4.65x2.85	B
<b>Den:</b>			<b>Laundry Room</b>	2.91x2.30	M

<b>Flooring:</b>	Parquet, Laminate Flooring, Ceramic Tile	<b>Foundation:</b>	Concrete
<b>Construct:</b>	Wood Frame	<b>Heat Type:</b>	Forced Air-1
<b>Roof:</b>	Asphalt Shingles	<b>Heat Fuel:</b>	Natural Gas
<b>Exterior:</b>	Wood	<b>Remodel:</b>	
<b>Site Influen:</b>	Fenced, Golf Nearby, Low Maintenance Landscape, Park/Reserve, Playground Nearby, Schools, Shopping	<b>Features:</b>	Balcony, Patio
<b>Goods Incl:</b>	Dryer, Dishwasher-Built-In, Fan-Ceiling, Microwave Hood Cover, Refrigerator, Stove-Electric, Washer, Window Coverings-All	<b>Amenities:</b>	Balconies, Fireplaces, Parking-Visitor, Laundry-In-Suite, Fenced, Playground, Parking-Extra
		<b>Restrict:</b>	PETSR
		<b>Goods Excl:</b>	

### Warranty:

**Front Exposure:** N

<b>Prop Class:</b>	Condo	<b>Condo/HOA:</b>	<b>Condo:</b> \$250	<b>HOA:</b>
<b>Condo Name:</b>	Gables The (Pollard Md)	<b>Condo/HOA Incl:</b>	Insurance for Common Areas,Landscape and Snow Removal,Professional Management,Parking,Reserve Fund Contributions,Exterior Maintenance	
<b>Prk Encl/TTL:</b>	/2			
<b>Prk Plan Dsc:</b>				

<b>Total Lot M2:</b>	255.9	<b>Lot Dimen:</b>	
<b>Frontage:</b>		<b>Lot Shape:</b>	
<b>Depth:</b>		<b>Zoning:</b>	RF5
<b>Conform:</b>		<b>Front Expos:</b>	N
		<b>Cnform Yr:</b>	

<b>Mortgage:</b>	\$0	<b>Cash Down:</b>	
<b>Payments:</b>		<b>Due:</b>	
<b>Rate:</b>		<b>Lender:</b>	
<b>Taxes:</b>	\$ 1,337 - 2010	<b>Local Improver</b>	