

## **\$499,750 - 4664 16a Avenue, Edmonton**

MLS® #E4465708

**\$499,750**

4 Bedroom, 3.00 Bathroom, 1,212 sqft

Single Family on 0.00 Acres

Pollard Meadows, Edmonton, AB

Family Living at its BEST in Pollard Meadows - Millwoods - WOW! Stunning main floor living room w/ HUGE kitchen & dining, w/ welcoming & warm 3 sided fireplace create the literal center of this FAMILY HOME!! Go up to 3 good-sized bedrooms w/ full bathroom & a COMPLETE ENSUITE - which can be reworked to provide for 2nd, upstairs laundry if needed. Basement has HUGE rec room, second kitchen, full bathroom & fourth bedroom, but window does not meet current codes for size. The BASEMENT SUITE is not legally permitted, but is PERFECT for that large 2 generational family or a mother-in-law suite or caregiver with the second kitchen. Extra DIRECT & PRIVATE ACCESS to the basement is through the garage! Arctic Spas HOT TUB, NG BBQ connection, 8X10 Shed, Decks, Little POND, beautiful landscaping & Edison lighting make the backyard a SPECIAL RETREAT! New Stove, DW, Garage Door & MANY UPGRADES in last 10 years! Gurudwara Siri Guru Singh Sabha & Edmonton Khalsa School just 1 block away! Quiet FAMILY CUL-DE-SAC!

Built in 1979

### **Essential Information**

MLS® # E4465708

Price \$499,750



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,212                  |
| Acres          | 0.00                   |
| Year Built     | 1979                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 4664 16a Avenue |
| Area        | Edmonton        |
| Subdivision | Pollard Meadows |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6L 2S2         |

### Amenities

|                |                                                                             |
|----------------|-----------------------------------------------------------------------------|
| Amenities      | Deck, Hot Tub, Insulation-Upgraded, No Smoking Home, Natural Gas BBQ Hookup |
| Parking Spaces | 4                                                                           |
| Parking        | Double Garage Attached                                                      |
| Is Waterfront  | Yes                                                                         |

### Interior

|                   |                                                                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                    |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Storage Shed, Washer, Window Coverings, Refrigerators-Two, Stoves-Two, Hot Tub |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                           |
| Fireplace         | Yes                                                                                                                                                                 |
| Fireplaces        | Double Sided                                                                                                                                                        |
| Stories           | 4                                                                                                                                                                   |
| Has Suite         | Yes                                                                                                                                                                 |
| Has Basement      | Yes                                                                                                                                                                 |
| Basement          | Full, Finished                                                                                                                                                      |

**Exterior**

|                   |                                                                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                               |
| Exterior Features | Cul-De-Sac, Fenced, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Stream/Pond |
| Roof              | Asphalt Shingles                                                                                                                                          |
| Construction      | Wood, Vinyl                                                                                                                                               |
| Foundation        | Concrete Perimeter                                                                                                                                        |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | November 14th, 2025 |
| Days on Market | 6                   |
| Zoning         | Zone 29             |

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 November 20th, 2025 at 3:02pm MST