

## \$454,900 - 4668 16a Avenue, Edmonton

MLS® #E4461104

### \$454,900

3 Bedroom, 2.50 Bathroom, 1,218 sqft

Single Family on 0.00 Acres

Pollard Meadows, Edmonton, AB

This well-maintained 1,218 square foot bungalow in Pollard Meadows is situated on a large lot along a quiet street and is close to schools, transit and the Gurdwara Siri Guru Singh Saba. The main floor features a sunken living room, dining room, kitchen, primary bedroom with a walk-in closet and two-piece ensuite, two additional bedrooms and a main four-piece bath. French doors of the kitchen to a raised deck with stairs to the back yard. A central staircase leads to the fully-finished basement featuring a family room with a wood burning Heatilator fireplace, utility room, cold room, two additional rooms that could be used as an office or craft room, and a three-piece bath. A large attached double garage with two single doors is complemented by a large driveway for plenty of extra parking.

Built in 1979

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4461104  |
| Price          | \$454,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,218     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 1979                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 4668 16a Avenue |
| Area        | Edmonton        |
| Subdivision | Pollard Meadows |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6L 2S2         |

### **Amenities**

|                |                                                                           |
|----------------|---------------------------------------------------------------------------|
| Amenities      | On Street Parking, Air Conditioner, Deck, No Animal Home, No Smoking Home |
| Parking Spaces | 4                                                                         |
| Parking        | Double Garage Attached, Front Drive Access                                |

### **Interior**

|                   |                                                                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                 |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Stove-Electric, Washer, Window Coverings, Refrigerators-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                                        |
| Fireplace         | Yes                                                                                                                                              |
| Fireplaces        | Brick Facing, Glass Door, Heatilator/Fan                                                                                                         |
| Stories           | 2                                                                                                                                                |
| Has Basement      | Yes                                                                                                                                              |
| Basement          | Full, Finished                                                                                                                                   |

### **Exterior**

|                   |                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick                                                                                                |
| Exterior Features | Fenced, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                           |
| Construction      | Wood, Brick                                                                                                |

Foundation                      Concrete Perimeter

**School Information**

Elementary                      Pollard Meadows  
Middle                              T.D. Baker  
High                                 W.P. Wagner

**Additional Information**

Date Listed                      October 7th, 2025  
Days on Market                10  
Zoning                              Zone 29

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