

\$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

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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	7
Zoning	Zone 29

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