

Courtesy Of Kathleen Wong Of NOW Real Estate Group

## \$459,900 - 4515 20a Avenue, Edmonton

MLS® #E4419227

### \$459,900

3 Bedroom, 2.50 Bathroom, 1,052 sqft  
Single Family on 0.00 Acres

Pollard Meadows, Edmonton, AB

Don't miss out on this incredible split level home! This home is located on a quiet street in Pollard Meadows and offers close to 2000 sq.ft of living space. Featuring 2+1 bedrooms, 2.5 bathrooms, large living room, updated kitchen, rec room, second living room, and den this home is perfect for a family or someone who loves to entertain. There is potential for a 4th bedroom to be developed, and third bedroom has a sink for the potential use of a home hair cutting business. The backyard has an AMAZING swim spa, large deck, and garden area. The large 24'x24' garage is heated perfect for our winters. Close to shopping, schools, playgrounds and more this home offers it all.

Built in 1979

### Essential Information

MLS® #	E4419227
Price	\$459,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,052
Acres	0.00
Year Built	1979



Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### **Community Information**

Address	4515 20a Avenue
Area	Edmonton
Subdivision	Pollard Meadows
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 2V2

### **Amenities**

Amenities	Deck, Fire Pit, Hot Tub, See Remarks
Parking	Double Garage Detached, Heated, Over Sized

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing, Mantel
Stories	4
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	January 24th, 2025
-------------	--------------------

Days on Market 49

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 March 14th, 2025 at 9:32am MDT