

\$375,000 - 4507 19 Avenue, Edmonton

MLS® #E4445499

\$375,000

3 Bedroom, 2.50 Bathroom, 1,177 sqft

Single Family on 0.00 Acres

Pollard Meadows, Edmonton, AB

Tucked away on a quiet street, this 1,176 SqFt Bungalow is the perfect fit for any 1st time home buyer, investor or young family. Great location as it is literally steps from parks, Pollard Meadows & Home Family Catholic Elementary & TD Baker Jr High. UPGRADES include: New Windows (past 5-10 years); Newer Shingles; High-Efficient Furnace & Hot Water Tank; Flooring (Hardwood; New Carpet). The Main Floor has a very versatile layout with 3 Bedrooms including the Primary Bedroom boasting a 1/2 Ensuite. The functional Kitchen has a Dining area beside it & a Flex Room can be used as additional Dining; a Den or Playroom for the kids. The spacious Living Room is ideal for those family movie nights! A full bathroom completes this floor. The Fully Finished Basement with a Separate Entrance, has 3 Dens (easily convert to Bedrooms by adding windows for SIX Total Bedrooms!); a large Family Room; Full Bathroom & plenty of storage. Don't let this opportunity pass you by! The backyard is very private with large trees.

Built in 1979

Essential Information

MLS® # E4445499

Price \$375,000



| | |
|----------------|------------------------|
| Bedrooms | 3 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,177 |
| Acres | 0.00 |
| Year Built | 1979 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 4507 19 Avenue |
| Area | Edmonton |
| Subdivision | Pollard Meadows |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6L 2S9 |

Amenities

| | |
|-----------|----------------------------|
| Amenities | Vinyl Windows, See Remarks |
| Parking | Front Drive Access |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Stucco |
| Exterior Features | Fenced, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, See Remarks |
| Roof | Asphalt Shingles |

| | |
|--------------|--------------------|
| Construction | Wood, Stucco |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|----------------|
| Date Listed | July 3rd, 2025 |
| Days on Market | 9 |
| Zoning | Zone 29 |

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Listing information last updated on July 12th, 2025 at 11:17am MDT