# \$1,526,915 - 320 17 Street, Edmonton

MLS® #E4422098

# \$1,526,915

5 Bedroom, 3.50 Bathroom, 1,883 sqft Single Family on 0.00 Acres

Alces, Edmonton, AB

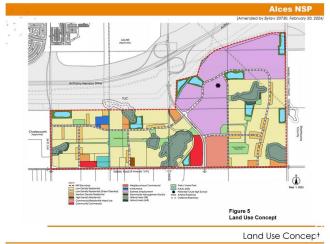
INVESTORS ALERT â€" Prime 2.82 Acre Property in Fast-Growing Alces! !! **DEVELOPMENT HAS BEGUN ON NEIGHBOURING PROPERTY!! This** incredible opportunity is located in the Alces neighborhood, part of one of Edmonton's most anticipated future developments, set to benefit from major residential expansion under the Alces Neighbourhood Structure Plan. Featuring 5 bedrooms, 3.5 bathrooms, a fully finished basement, main floor den, and double attached garage, this home offers space, comfort, and functionality. A 36x28 heated detached workshop adds incredible value, along with a poured asphalt driveway for a premium touch. Recent upgrades include new paint, carpet, toilets, plugs, and switches, giving the home a fresh, modern feel. The bright, open-concept layout boasts vaulted ceilings and a gourmet kitchen with new stainless steel appliances. Just minutes from future residential developments, this is more than a homeâ€"it's a strategic investment in one of Edmonton's most promising future communities!



## **Essential Information**

MLS® # E4422098 Price \$1,526,915







Bedrooms 5

Bathrooms 3.50

Full Baths 3

Half Baths 1

Square Footage 1,883

Acres 0.00

Year Built 1989

Type Single Family

Sub-Type Detached Single Family

Style Bungalow

Status Active

# **Community Information**

Address 320 17 Street

Area Edmonton

Subdivision Alces

City Edmonton
County ALBERTA

Province AB

Postal Code T6X 1A7

#### **Amenities**

Amenities Air Conditioner, Detectors Smoke, Hot Tub, Parking-Extra, Workshop

Parking Double Garage Attached

Is Waterfront Yes

#### Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control,

Garage Opener, Oven-Built-In, Oven-Microwave, Refrigerator,

Stove-Countertop Electric, Washer, Hot Tub

Heating Forced Air-1, In Floor Heat System, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Brick, Stucco

Exterior Features Backs Onto Lake, Landscaped, Private Setting, Shopping Nearby

Roof Cedar Shakes

Construction Wood, Brick, Stucco Foundation Concrete Perimeter

### **Additional Information**

Date Listed February 19th, 2025

Days on Market 118

Zoning Zone 53

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Listing information last updated on June 17th, 2025 at 7:17am MDT