

# \$1,569,999 - 320 17 Street, Edmonton

MLS® #E4422098

**\$1,569,999**

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

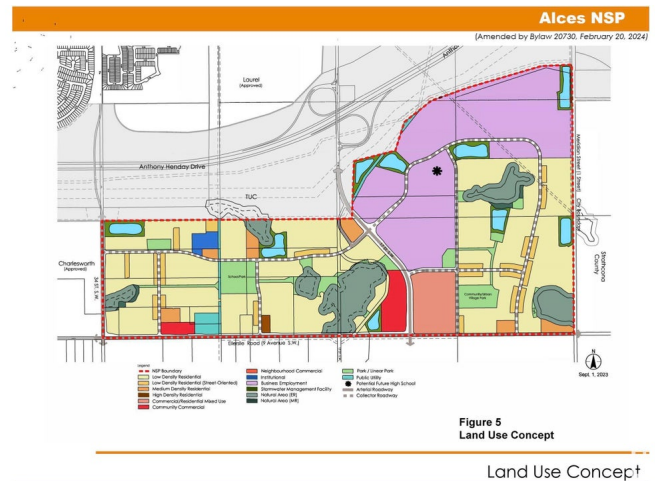
Alces, Edmonton, AB

INVESTORS ALERT – 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 home – it’s a strategic investment in one of Edmonton’s most promising future communities!

Built in 1989

## Essential Information

MLS® #                    E4422098  
Price                      \$1,569,999



|                |                        |
|----------------|------------------------|
| 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 | 52                  |
| Zoning         | Zone 53             |

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Listing information last updated on April 12th, 2025 at 7:47am MDT