

# \$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

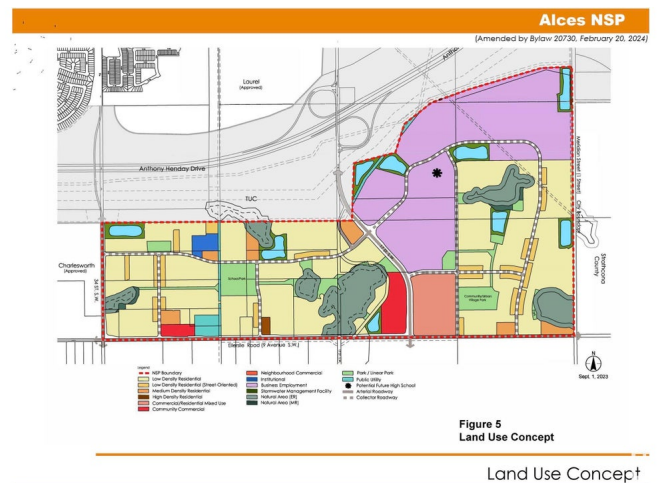
Alces, Edmonton, AB

INVESTORS ALERT 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 Edmontonâ€™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€”itâ€™s a strategic investment in one of Edmontonâ€™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	45
Zoning	Zone 53

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Listing information last updated on April 5th, 2025 at 2:32am MDT