

# \$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 | 69                  |
| Zoning         | Zone 53             |

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Listing information last updated on April 29th, 2025 at 9:32am MDT