

# \$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 – 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	\$1,526,915



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	80
Zoning	Zone 53

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 10th, 2025 at 9:17am MDT