

## \$614,900 - 1522 17 Avenue, Edmonton

MLS® #E4456531

**\$614,900**

6 Bedroom, 4.00 Bathroom, 1,902 sqft

Single Family on 0.00 Acres

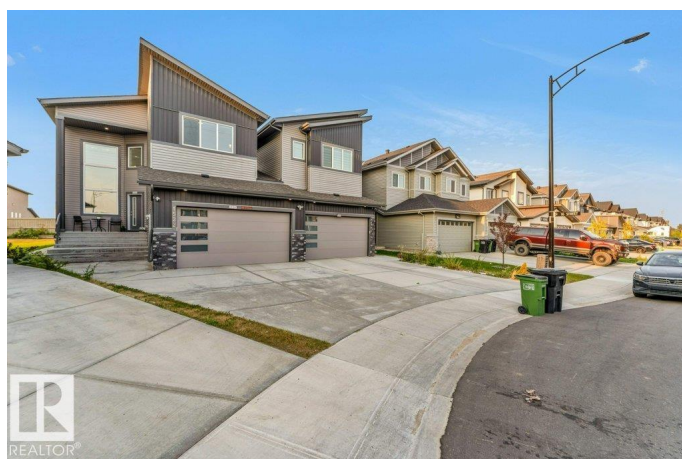
Aster, Edmonton, AB

INVESTOR and FIRST TIME HOME BUYER ALERT! LEGAL TWO BEDROOM BASEMENT SUITE! 1900 SF CUSTOM BUILT HALF DUPLEX IN ASTER ON BIG PIE SHAPE LOT with plenty of upgrades with OPEN TO ABOVE in the entrance, MAIN FLOOR BED AND FULL BATH is Ready for YOU! This immaculate house has Tiles throughout the main floor, Upgraded extended Kitchen, Glossy and Soft Close cabinets, Gas Stove and ALL SS APPLIANCES, 9" Ceiling on all the floors. Upstairs you will have a Bonus room and 3 spacious Bedrooms. Laundry upstairs increases convenience. The two bedroom legal suite can be a great MORTGAGE HELPER with a rent of \$1200/month plus 40% utilities. This House is conveniently located near Aster Plaza, Meadows Rec Center, High School, Freshco. MUST SEE BEFORE IT GOES!

Built in 2022

### Essential Information

MLS® #	E4456531
Price	\$614,900
Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	1,902



Acres	0.00
Year Built	2022
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	1522 17 Avenue
Area	Edmonton
Subdivision	Aster
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 2R9

### Amenities

Amenities	Ceiling 9 ft., No Animal Home, No Smoking Home
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Microwave Hood Fan, Stove-Electric, Stove-Gas, Window Coverings, Dryer-Two, Refrigerators-Two, Washers-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	September 6th, 2025
Days on Market	1
Zoning	Zone 30

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Listing information last updated on September 7th, 2025 at 1:02pm MDT