

## **\$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        8  
Zoning                    Zone 30

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