

Courtesy Of Tom M Allison Of Real Broker

## \$749,999 - 25021 17 Street, Edmonton

MLS® #E4417419

**\$749,999**

3 Bedroom, 1.50 Bathroom, 1,668 sqft  
Single Family on 0.00 Acres

Edmonton Energy And Technology Park,  
Edmonton, AB

**RARE OPPORTUNITY!** Highway frontage 5 acres in the Edmonton Energy and Technology Park, close to both Edmonton and Fort Saskatchewan! Within Edmonton city limits, along Hwy 28A and North of Manning Freeway. The long driveway is lined with groomed mature trees and opens up to the attractive yard. The home is a 1650+ sqft 1.5 storey, with 3 bedrooms and 1.5 baths. The kitchen and eat-in dining room have country charm. The large living room features a cozy brick fireplace. A spacious mudroom hosts the laundry facilities as well as 2-piece bathroom. Upgrades to the house include a new electrical panel and new furnace. Outside there is a 34'X60' shop, currently set up for a horse barn with 3 stalls and a classroom/office setup in the back that measures 34'X24'. A 60'X120' riding arena with power and lights is another highlight. There are multiple fenced pastures and corrals. This unique property offers multiple zoning options and opportunities for the new owners!

Built in 1925

### Essential Information

MLS® #	E4417419
Price	\$749,999



Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,668
Acres	0.00
Year Built	1925
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	25021 17 Street
Area	Edmonton
Subdivision	Edmonton Energy And Technology Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 6J5

### **Amenities**

Amenities	See Remarks
Parking	Shop

### **Interior**

Appliances	Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing, Corner
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation            Concrete Perimeter

### **Additional Information**

Date Listed            January 9th, 2025

Days on Market      64

Zoning                 Zone 50

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Listing information last updated on March 14th, 2025 at 7:17am MDT