# \$6,200,000 - 1730 Ellerslie Road, Edmonton

MLS® #E4332832

### \$6,200,000

4 Bedroom, 3.00 Bathroom, 2,180 sqft Single Family on 30.21 Acres

Alces, Edmonton, AB

For more information, please click on "View Listing on Realtor Website". 27 acre Waterfront development property within finalized Alces NSP. Development is in progress on neighboring properties. Attached images display useable area based off NSP and NDR according to city of Edmonton NSP as well as survey of useable land. Purchaser/Developer will be responsible for providing subdivision approval and providing services/infrastructure to existing home on approx 3 Acre parcel. Full 30 acre parcel also an option.



#### **Essential Information**

MLS® # E4332832 Price \$6,200,000

Bedrooms 4

Bathrooms 3.00

Full Baths 3

Square Footage 2,180

Acres 30.21

Year Built 1999

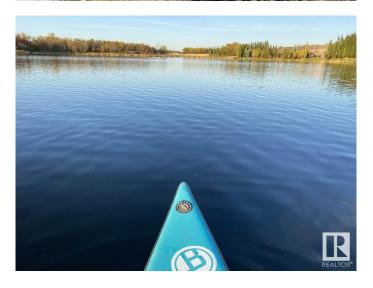
Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active







## **Community Information**

Address 1730 Ellerslie Road

Area Edmonton

Subdivision Alces

City Edmonton
County ALBERTA

Province AB

Postal Code T6X 1A7

#### **Amenities**

Amenities Air Conditioner, Ceiling 9 ft., Deck, Dog Run-Fenced In, Exterior Walls-

2"x6", Fire Pit, Hot Tub, Hot Water Natural Gas, Lake Privileges, Patio,

Vaulted Ceiling, Walkout Basement

Parking Spaces 10

Parking 220 Volt Wiring, Double Garage Attached, Heated, Insulated, Over

Sized, RV Parking

Is Waterfront Yes

### Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Alarm/Security System, Appliances Negotiable,

Dishwasher - Energy Star, Dryer, Fan-Ceiling, Freezer, Garage Opener, Garburator, Hood Fan, Oven-Microwave, Stove-Gas, Vacuum Systems,

Washer - Energy Star, Window Coverings

Heating Forced Air-1, In Floor Heat System, Natural Gas

Fireplace Yes

Fireplaces Direct Vent, Heatilator/Fan

Stories 2
Has Basement Yes

Basement Partial, Partially Finished

#### **Exterior**

Exterior Wood, Composition

Exterior Features Backs Onto Lake, Beach Access, Boating, Lake Access Property,

Landscaped, Private Setting, Rolling Land, Schools, Stream/Pond,

Treed Lot, View City, View Lake, Waterfront Property

Roof Asphalt Shingles

Construction Wood, Composition

Foundation Concrete Perimeter

#### **Additional Information**

Date Listed March 25th, 2023

Days on Market 741

Zoning Zone 53

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Listing information last updated on April 4th, 2025 at 5:32pm MDT