

## \$6,300,000 - 1730 Ellerslie Road, Edmonton

MLS® #E4332832

**\$6,300,000**

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.

Built in 1999

### Essential Information

MLS® #	E4332832
Price	\$6,300,000
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 766

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 April 29th, 2025 at 1:02am MDT