

## \$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 756

Zoning Zone 53

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Listing information last updated on April 19th, 2025 at 7:47pm MDT