

## \$7,000,000 - 1730 Ellerslie Road Sw, Edmonton

MLS® #E4332832

**\$7,000,000**

4 Bedroom, 3.00 Bathroom, 2,180 sqft

Single Family on 0.00 Acres

Decoteau North, Edmonton, AB

For more information, please click on "View Listing on Realtor Website". One of a kind waterfront property situated on 30 acres within city limits just off Anthony Henday and 17st. Alces nsp is underway on adjacent properties. Potential for investment/holding property, development or waterfront city living. Enjoy your morning coffee overlooking the water whilst the birds sing. Go for a paddle, canoe or kayak off your private dock in summer and clear your own ice rink or go tobogganing during winter. A modern 2180 sq A-frame style open concept style home invites the outdoor natural beauty in through its floor to ceiling windows and commercial solarium. The 6-bedroom 3-bath modern home with professional appliances is bright, open and crafted with impeccable workmanship. This is a once-in-a-lifetime opportunity to enjoy waterfront living in the heart of the city. Quick access to main arterial roads, amenities, schools and recreational facilities.



Built in 1999

### Essential Information

MLS® #	E4332832
Price	\$7,000,000
Bedrooms	4
Bathrooms	3.00

Full Baths	3
Square Footage	2,180
Acres	0.00
Year Built	1999
Type	Single Family
Sub-Type	Residential Detached Single Family
Style	2 Storey

### Community Information

Address	1730 Ellerslie Road Sw
Area	Edmonton
Subdivision	Decoteau North
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 1A7

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Deck, Dog Run-Fenced In, Exterior Walls-2x6', Fire Pit, Hot Tub, Hot Water Natural Gas, Lake Privileges, Patio, Vaulted Ceiling, Walkout Basement
Features	Air Conditioner, Ceiling 9 ft., Deck, Dog Run-Fenced In, Exterior Walls-2x6', 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
# of Garages	2
Is Waterfront	Yes

### Interior

Interior	Hardwood
Interior Features	Oven-Microwave, Stove-Gas, Vacuum Systems, Washer - Energy Star, Window Coverings, Air Conditioning-Central, Alarm/Security System, Appliances Negotiable, Dishwasher - Energy Star, Dryer, Fan-Ceiling, Freezer, Garage Opener, Garburator, Hood Fan
Heating	Forced Air-1, In Floor Heat System
Fireplace	Yes
Fireplaces	Gas, Direct Vent, Heatilator/Fan
# of Stories	2

Has Basement        Yes  
Basement            Walkout, Partly Finished, Part

**Exterior**

Exterior              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, Water Front  
Construction        Wood Frame

**Additional Information**

Date Listed            March 25th, 2023

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Listing information last updated on May 11th, 2024 at 6:46am MDT