

# **\$7,100,000 - 1730 Ellerslie Road Sw, Edmonton**

MLS® #E4332832

**\$7,100,000**

4 Bedroom, 3.00 Bathroom, 2,180 sqft

Single Family on 0.00 Acres

Decoteau North, Edmonton, AB

For additional information on this property, 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. Development is on the doorstep with potential for investment/holding property, development or waterfront city living. Enjoy your morning coffee overlooking the water whilst the birds sing and go for a paddle , canoe or kayak off your private dock in the summer and clear your own ice rink or go tobogganing during the winter months. A modern 2180 sqâ€™™ 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 lake living in the heart of the city. Quick access to main arterial roads, amenities, schools and recreational facilities are minutes away.

Built in 1999

## **Essential Information**

MLS® #	E4332832
Price	\$7,100,000



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
-------------	------------------

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2024 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 May 2nd, 2024 at 7:16pm MDT