

# \$19,919,250 - 2503 227 Avenue, Edmonton

MLS® #E4376738

**\$19,919,250**

0 Bedroom, 0.00 Bathroom,  
Single Family on 442.65 Acres

Rural North East Horse Hills, Edmonton, AB

442.65 Acres (Consists of 3 parcels). Northeast Regional Trunk Sewer (NERTS) immediate tie-in potential. In Horse Hills Area Structure Plan. Largely slated for residential development. Prestigious North Saskatchewan River and ravine views. Generally flat topography. Seller will consider Vendor Take-back Mortgages (VTBs). A 7-minute drive to Manning Town Center, and a 4-minute drive to Fort Saskatchewan! Municipal Address: 2804-227 Avenue NE (140 Acres), 2503-227 Avenue NE (156.89 Acres), 2740-211 Avenue NW (146.06 Acres), Legal Address: 4;23;54;27;NE,SE, 4;23;54;22;NE, 4;23;54;22;SE , Zoning: AG (Agricultural Zone). Information herein and auxiliary information subject to becoming outdated in time, change, and/or deemed reliable but not guaranteed. Buyer to confirm information during their Due Diligence.

## Essential Information

MLS® #	E4376738
Price	\$19,919,250
Bathrooms	0.00
Acres	442.65
Type	Single Family
Sub-Type	Vacant Lot/Land
Status	Active



## Community Information

Address 2503 227 Avenue  
Area Edmonton  
Subdivision Rural North East Horse Hills  
City Edmonton  
County ALBERTA  
Province AB  
Postal Code T5Y 6H5

## Exterior

Exterior Features See Remarks

## Additional Information

Date Listed March 11th, 2024  
Days on Market 390  
Zoning Zone 51

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 4th, 2025 at 11:47pm MDT