

# \$1,650,000 - 7010 2 Avenue, Edmonton

MLS® #E4429107

**\$1,650,000**

3 Bedroom, 2.00 Bathroom, 1,520 sqft  
Single Family on 0.00 Acres

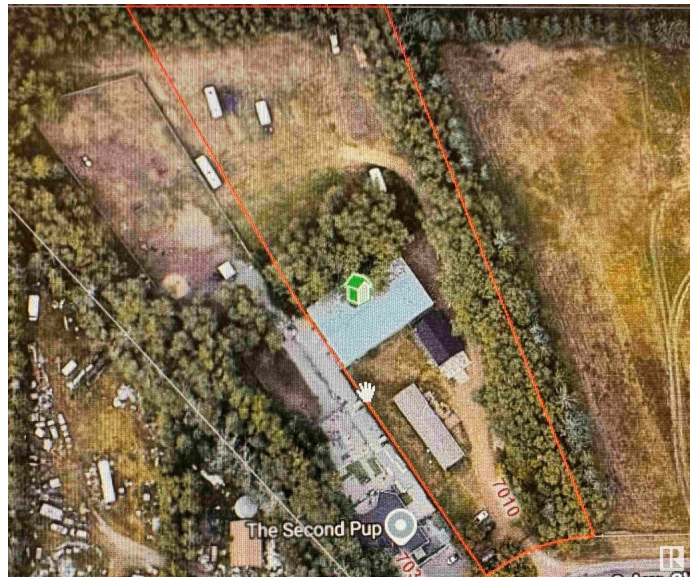
Ellerslie, Edmonton, AB

Prime development opportunity in Heart of Southwest. 2.07 acres with lots of neighboring properties being already converted to multi and/or commercial zoning, currently can run a home based business(daycare etc.) Property has mint condition bungalow built in 2009 with 1500 sq ft, 3 beds 2 full baths, gas fireplace and large kitchen. Massive double detached heated garage, can easily park 4 vehicles in it. Plus a huge 6000 sq ft + steel shop with 18 foot garage door, all this leads to huge yard for storage, parking trailers, trucks, dozers etc. Great holding property or start process for rezoning is supported. Backing onto Henday. Dont miss out!

Built in 2009

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4429107               |
| Price          | \$1,650,000            |
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,520                  |
| Acres          | 0.00                   |
| Year Built     | 2009                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |



Style Bungalow  
Status Active

### Community Information

Address 7010 2 Avenue  
Area Edmonton  
Subdivision Ellerslie  
City Edmonton  
County ALBERTA  
Province AB  
Postal Code T6X 1A3

### Amenities

Amenities See Remarks  
Parking Double Garage Detached

### Interior

Interior Features ensuite bathroom  
Appliances Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Electric, Washer  
Heating Forced Air-1, Natural Gas  
Fireplace Yes  
Fireplaces Stone Facing, Tile Surround  
Stories 1  
Has Basement Yes  
Basement None, No Basement

### Exterior

Exterior Prefab, Stone, Vinyl  
Exterior Features Flat Site, See Remarks  
Roof Asphalt Shingles  
Construction Prefab, Stone, Vinyl  
Foundation Concrete Perimeter

### Additional Information

Date Listed April 4th, 2025  
Days on Market 1  
Zoning Zone 53

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Listing information last updated on April 4th, 2025 at 11:02pm MDT