

\$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information subject to becoming outdated in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 | 413 |
| Zoning | Zone 51 |

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Listing information last updated on April 28th, 2025 at 7:02am MDT