

# **\$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information subject to becoming outdated in  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	403
Zoning	Zone 51

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Listing information last updated on April 18th, 2025 at 6:02pm MDT