

\$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information subject to becoming outdated in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	509
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 August 2nd, 2025 at 7:47pm MDT