

## \$5,000,000 - 7550 Ellerslie Road, Edmonton

MLS® #E4463689

**\$5,000,000**

6 Bedroom, 4.00 Bathroom, 3,697 sqft

Single Family on 0.00 Acres

Ellerslie, Edmonton, AB

Discover the ultimate development opportunity with this unique 2.07-acre property on Main Ellerslie Road. The well-maintained, nearly 3,700 sq. ft. home offers immediate comfortable living with 5 bedrooms, 4 bathrooms, and a sauna. Features include a triple attached heated garage, delightful retro-style finishings, a second-floor balcony, and a main-floor patio. Recent city service line upgrades to the property enhance the value. Boasting multi-side access, this is a prime investment with significant Possible future redevelopment potential for Mixed-Use, Commercial, or Multi-Family Housing. A truly one-of-a-kind parcel combining space, location, and potential!

Built in 1979

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4463689      |
| Price          | \$5,000,000   |
| Bedrooms       | 6             |
| Bathrooms      | 4.00          |
| Full Baths     | 4             |
| Square Footage | 3,697         |
| Acres          | 0.00          |
| Year Built     | 1979          |
| Type           | Single Family |



|          |                        |
|----------|------------------------|
| Sub-Type | Detached Single Family |
| Style    | 2 Storey               |
| Status   | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 7550 Ellerslie Road |
| Area        | Edmonton            |
| Subdivision | Ellerslie           |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6X 1A3             |

### Amenities

|                |                                                                                                                                                                                                            |
|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Barbecue-Built-In, Carbon Monoxide Detectors, Closet Organizers, Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home, Sauna; Swirlpool; Steam, Security Door, Wet Bar |
| Parking Spaces | 9                                                                                                                                                                                                          |
| Parking        | Triple Garage Attached                                                                                                                                                                                     |

### Interior

|                   |                                                                                                                                                                                                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                                                                                       |
| Appliances        | Air Conditioning-Central, Dishwasher - Energy Star, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Refrigerator-Energy Star, Stove-Countertop Electric, Vacuum System Attachments, Washer - Energy Star, Water Distiller, Water Softener |
| Heating           | Forced Air-2, Natural Gas                                                                                                                                                                                                                                                              |
| Fireplace         | Yes                                                                                                                                                                                                                                                                                    |
| Fireplaces        | Mantel                                                                                                                                                                                                                                                                                 |
| Stories           | 3                                                                                                                                                                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                                                                                                                                                                    |
| Basement          | Full, Finished                                                                                                                                                                                                                                                                         |

### Exterior

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Stucco                                                                                                 |
| Exterior Features | Commercial, Corner Lot, Fenced, Playground Nearby, Schools, Shopping Nearby, Treed Lot, Vegetable Garden, View Lake |
| Roof              | Cedar Shakes                                                                                                        |
| Construction      | Wood, Brick, Stucco                                                                                                 |

Foundation                      Concrete Perimeter

**School Information**

Elementary                      Ellerslie Primary  
Middle                              Ellerslie Campus

**Additional Information**

Date Listed                      October 27th, 2025  
Days on Market                3  
Zoning                              Zone 53

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