

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

MLS® #E4430484

**\$1,650,000**

3 Bedroom, 2.00 Bathroom, 1,520 sqft

Single Family on 0.00 Acres

Ellerslie, Edmonton, AB

Amazing property 2.07 acres, prime future development opportunity in the heart of Ellerslie Road & 66 Street SW area. Nearby properties in the neighbourhood has already been converted to different zonings like multi-family residential, commercial, business and other zonings like institutional. At present, one can live and run a home based business from 2009 built existing bungalow, about 1519.98 square ft. double detached garage, huge 6000 sq ft shop with 18 foot doors, plus all that huge back yard for storage and or for extra parkings. The home build in 2009 features 3 bedrms, open kitchen, dining room and living room with a gas fireplace. The master bedrm features a 5 piece ensuite with a jacuzzi tub. Don't miss this excellent property at this price.

Built in 2009

### Essential Information

MLS® #	E4430484
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	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Fresh Air, Tile Surround
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Cul-De-Sac, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Lot Description	90169.2 sq ft
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed April 11th, 2025

Days on Market 44

Zoning Zone 53

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