

\$2,500,000 - Sw-1-53-27-4, Spruce Grove

MLS® #E4387482

\$2,500,000

0 Bedroom, 0.00 Bathroom,
Land Commercial on 0.00 Acres

None, Spruce Grove, AB

Discover an exciting commercial prospect in Spruce Grove's brand new Ballpark District! Located at the crossroads of Highway 16A/Pioneer Road & only 7 minutes to West Edmonton. This 2 acre (+/-) lot has direct highway access & excellent visibility with a substantial traffic flow averaging 25,000 (+/-) vehicles daily. This enviable spot next to the future Myshak Metro Ballpark is set to see many great amenities added nearby with the surrounding residential construction. Zoned for Highway Commercial use with the added advantage of being a corner lot along a roadway allowing for convenient drive-through potential.

Essential Information

MLS® #	E4387482
Price	\$2,500,000
Bathrooms	0.00
Acres	0.00
Type	Land Commercial
Status	Active

Community Information

Address	Sw-1-53-27-4
Area	Spruce Grove
Subdivision	None



City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 3M1

Additional Information

Date Listed	May 13th, 2024
Days on Market	417
Zoning	Zone 91

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 July 4th, 2025 at 9:48am MDT