

# **\$7,500,000 - Sw-18-53- 26-4, Rural Parkland County**

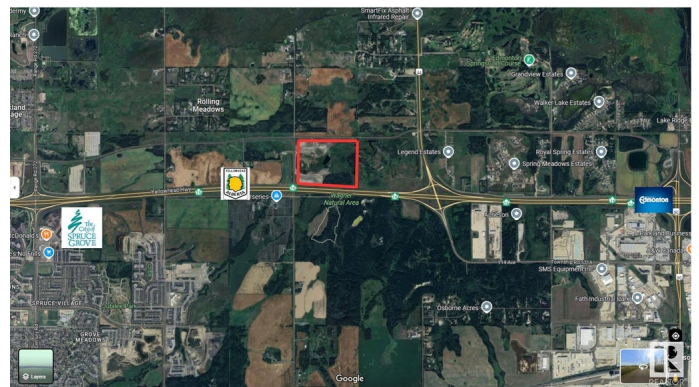
MLS® #E4429524

**\$7,500,000**

0 Bedroom, 0.00 Bathroom,  
Rural on 118.99 Acres

None, Rural Parkland County, AB

Unlock the potential of this expansive 119+/- acre parcel, strategically located on the east side of Spruce Grove at a high-visibility location at the corner of Highway 16 (Yellowhead) and Atim Road (Rge Rd 270). Zoned HC - Highway Commercial District. This bare land offers a rare opportunity for developers, investors, or businesses looking to establish a presence in a rapidly growing area just 15 minutes from the west end of Edmonton. Currently utilized as farmland, this unserviced lot is a blank canvas ready for your vision. The 119+/- acres consists of mostly flat, open land with approximately 50 acres of treed land, providing flexibility for a variety of commercial developments. Municipal water line at Hwy 44, sewer line on north side of property at TWP Rd 532A , gas line runs north to south through the property.



## **Essential Information**

MLS® #	E4429524
Price	\$7,500,000
Bathrooms	0.00
Acres	118.99
Type	Rural
Sub-Type	Vacant Lot/Land
Status	Active

**Community Information**

Address	Sw-18-53- 26-4
Area	Rural Parkland County
Subdivision	None
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7X 6M5

**Exterior**

Exterior Features    See Remarks

**Additional Information**

Date Listed	April 4th, 2025
Days on Market	91
Zoning	Zone 70

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Listing information last updated on July 4th, 2025 at 2:33pm MDT