

## \$980,000 - 15c Alberta Avenue, Spruce Grove

MLS® #E4421792

**\$980,000**

0 Bedroom, 0.00 Bathroom,  
Industrial on 0.00 Acres

Diamond Industrial Park, Spruce Grove, AB

Spruce Grove property on 0.64 acres in Diamond Industrial with 3800+ sq.ft. freestanding shop/office with (2) 10x12' overhead doors (one on front and one at side) and (1) 10x10 overhead door, radiant heat, high ceilings, (2) offices, reception area, kitchenette and 1/2 bath. Upper level provides LEGAL SUITE with 900+ sq.ft. Separate entrance from exterior or access from shop and provides kitchen with stove & fridge, living area with access to large deck, bedroom, 3pc bath & laundry. Utilize as a suite or additional office area. Oversized double detached heated tandem garage with (4) 8' overhead doors (2) at front and (2) at back and wood storage shed. Yard offers mixture of pavement/gravel. Great location for a multitude of business uses and surrounded by industrial/commercial/retail mix.

Built in 1984

### Essential Information

|            |            |
|------------|------------|
| MLS® #     | E4421792   |
| Price      | \$980,000  |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 1984       |
| Type       | Industrial |
| Status     | Active     |



**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 15c Alberta Avenue      |
| Area        | Spruce Grove            |
| Subdivision | Diamond Industrial Park |
| City        | Spruce Grove            |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T7X 3B4                 |

**Exterior**

|              |            |
|--------------|------------|
| Exterior     | Wood Frame |
| Construction | Wood Frame |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 14th, 2025 |
| Days on Market | 94                  |
| Zoning         | Zone 91             |

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Listing information last updated on May 19th, 2025 at 7:17am MDT