# \$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 211

Zoning Zone 70

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Listing information last updated on November 1st, 2025 at 1:32pm MDT