

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

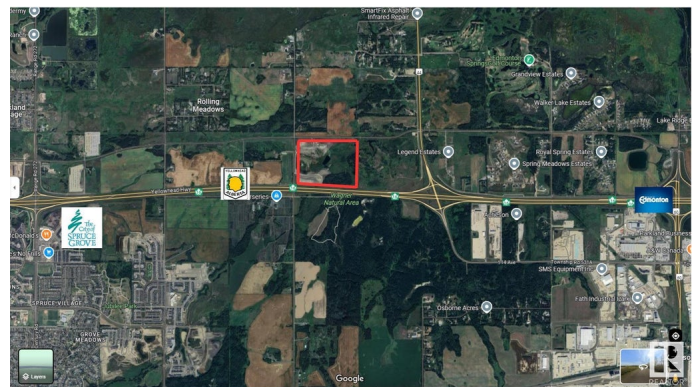
MLS® #E4429524

\$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 | 165 |
| Zoning | Zone 70 |

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Listing information last updated on September 16th, 2025 at 8:02am MDT