\$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 201

Zoning Zone 70

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Listing information last updated on October 21st, 2025 at 9:47pm MDT