

## \$575,000 - 306 Calahoo Road, Spruce Grove

MLS® #E4462198

**\$575,000**

0 Bedroom, 0.00 Bathroom,  
Land Commercial on 0.00 Acres

City Centre, Spruce Grove, AB

Exceptional redevelopment opportunity in the heart of Spruce Grove's City Centre. Zoned R2CC - City Centre High Density Residential District, this 6900+/- Sq Ft lot supports higher density residential development within the City Centre Overlay area. The property is being sold for land value only. Offering excellent visibility along Calahoo Road with convenient access to HWY 16A, this site is surrounded by commercial services, professional offices, and established residential communities. An ideal location for future multi-unit residential development within walking distance to many amenities, transit, and shopping. Preliminary renderings and plans have been completed for a proposed 12 unit multi-family building, highlighting the properties development potential.



### Essential Information

|           |                 |
|-----------|-----------------|
| MLS® #    | E4462198        |
| Price     | \$575,000       |
| Bathrooms | 0.00            |
| Acres     | 0.00            |
| Type      | Land Commercial |
| Status    | Active          |

### Community Information

|         |                  |
|---------|------------------|
| Address | 306 Calahoo Road |
|---------|------------------|

|             |              |
|-------------|--------------|
| Area        | Spruce Grove |
| Subdivision | City Centre  |
| City        | Spruce Grove |
| County      | ALBERTA      |
| Province    | AB           |
| Postal Code | T7X 2H6      |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 14th, 2025 |
| Days on Market | 5                  |
| Zoning         | Zone 91            |

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Listing information last updated on October 19th, 2025 at 10:02am MDT