

\$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	59
Zoning	Zone 70

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 2nd, 2025 at 1:17am MDT