



## 306 CALAHOO Road Spruce Grove AB

\$225,000

Rare opportunity for a lot located in the city centre of Spruce Grove which is zoned RC22 that will allow for Multi-Unit Dwellings, Accessory Buildings, Assisted Living Facility, Designated Assisted Living Facility Funeral Homes, Existing Public Utility Building, Row Housing, Stacked Sales Centre or a Special Care Facility. This residence had a house fire and the house is deemed uninhabitable. The house will need to be demolished and removed to allow for this opportunity. Maximum exposure with a corner lot and main road access. Huge lot size is 664 sqm. Detached single garage and fully fenced yard.

Listing Presented By:



Originally Listed by:  
RE/MAX PREFERRED CHOICE

kylamsuder@gmail.com  
<http://sudersellshomes.com>



**RE/MAX Real Estate**

129 Mountain Ash Drive ,  
Wetaskiwin, AB,

Phone: 780-361-9215  
[rsplant@telus.net](mailto:rsplant@telus.net)