



## Stony Plain Alberta

\$6,250,000

Exceptional opportunity for future development with this 124-acre +/- parcel in the Town of Stony Plain! Positioned prominently on the corner of a busy intersection where Golf Course Road meets Highway 628/79 Ave. This property has excellent exposure, with an estimated 4,480 vehicles per day on Highway 628 and 3,900 vehicles per day on Golf Course Road. The potential here is vast, spanning from high to low density residential and commercial retail development possibilities. This large and distinctive parcel benefits from municipal water and sewer lines adjacent to the property. Conveniently located near multiple residential communities and across from Stony Plain Memorial Composite High School, it currently serves as farmland with a residence on-site. Just a mere 15 minutes from the Acheson Industrial Area and a quick 25-minute drive to Edmonton. Zoned FD (Future Development). (id:6769)

Listing Presented By:



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Royal LePage Noralta Real Estate

<http://www.victormorozcommercial.com/>



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