



Spruce Grove Alberta

\$799,000

1 Acre Extremely High Visibility in Spruce Grove just south of Highway 16 Yellowhead Overpass & Jennifer Heil Way. Amazing opportunity very large frontage 176 ft parallel to Jennifer Heil Way w the best exposure and great redevelopment potential for perhaps commercial site next to Highway 16/Yellowhead. Likewise at present this property could be ideal for home based business using home + garage as office etc. Situated on a 1-acre lot, this property offers flexibility also for buyers looking to move in and enjoy the classic farmhouse appeal with the option a home based business or redevelopment. With its location parallel to Jennifer Heil Way & many vacant acres of land adjacent west there is tremendous potential for rezoning to mixed-use or commercial or up zoning to R1. Ideal for entrepreneurs, investors, developers or those with vision. Possibilities could include a small office, bakery, or boutique-style business. This 1 Acre lot size gives investment appeal & redevelopment potential. Many options!!! (id:6769)

Bedroom 5 3.89 m X 3.16 m

Recreation room 3.26 m X 3.1 m

Laundry room 3.47 m X 4.83 m

Storage 3.08 m X 3.56 m

Living room 4.75 m X 3.83 m

Dining room 3.84 m x Measurements not available

Kitchen 3.85 m X 3.85 m

Bedroom 2 3.69 m X 3.42 m

Pantry 1.37 m X 0.95 m

Mud room 1.34 m X 2.96 m

Primary Bedroom 3.53 m X 5.56 m

Bedroom 3 3.69 m X 3.42 m

Bedroom 4 3.69 m X 2.86 m

Listing Presented By:



Originally Listed by:
Coldwell Banker Mountain Central

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



RE/MAX River City

13120 St Albert Trail NW,
Edmonton, AB, T5L4P6

Phone: 780-982-1119
ahmadsai@remax.net

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.