



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)

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|---|---------------------------------|
| Bedroom 5 3.89 m X 3.16 m | Bedroom 2 3.69 m X 3.42 m |
| Recreation room 3.26 m X 3.1 m | Pantry 1.37 m X 0.95 m |
| Laundry room 3.47 m X 4.83 m | Mud room 1.34 m X 2.96 m |
| Storage 3.08 m X 3.56 m | Primary Bedroom 3.53 m X 5.56 m |
| Living room 4.75 m X 3.83 m | Bedroom 3 3.69 m X 3.42 m |
| Dining room 3.84 m x Measurements not available | Bedroom 4 3.69 m X 2.86 m |
| Kitchen 3.85 m X 3.85 m | |

Listing Presented By:



Originally Listed by:
Coldwell Banker Mountain Central
<http://www.juliansells.com/>



REMAX ELITE

8104 160 Ave NW, Edmonton, AB,
T5Z 3J8

Phone: 780-406-4000

Fax:

broker@eliterealestate.ca

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