



Spruce Grove Alberta

\$5,920,000

Prime Multi-Family Development Opportunity in Spruce Grove! Exceptional opportunity to acquire 5.92+/- acres of R2 zoned development land in Spruce Grove. This well-positioned corner site is surrounded by established residential neighbourhoods and offers excellent potential for medium to high density residential development within a mature and desirable community setting. Zoned R2 - Mixed Medium to High Density Residential District, the property permits a variety of housing forms including multi-unit dwellings, row housing, and street oriented residential development, providing flexibility for a range of development concepts. The site benefits from strong accessibility via Century Road with convenient connections to Highway 16 Yellowhead, allowing efficient regional access to Edmonton and surrounding areas. The property is strategically positioned near the expanding Westwind commercial development to the north, supporting future amenity growth and continued area investment. This offering presents a rare opportunity to develop within a stabilized residential area while benefiting from nearby commercial expansion and continued growth in the surrounding region (id:6769)

Listing Presented By:



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Royal LePage Noralta Real Estate

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



REMAX ELITE

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

Phone: 780-406-4000
Fax:
broker@eliterealestate.ca

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