

FOR SALE

±157 Acres

LIZOTTE

AND ASSOCIATES REAL ESTATE INC



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Video Tour
w/ Christian Jones!

4-27-52-32-SE, Spruce Grove, AB

DEVELOPMENT LAND

Property Highlights

- Largely slated for residential development and part of Spruce Grove's approved [Shiloh Area Structure Plan - click here to download](#);
- Immediate development potential with water and sewer ready to go;
- Surrounded by existing and upcoming residential and industrial development and minutes from amenities like Walmart, Rona, Starbucks, Safeway, dining, and more;
- 3 minutes away from the [Spruce Grove Centre](#);
- Generally flat topography and great hard asset land hold potential.
- [Google Map](#)
- [Google Street View](#)



780.488.0888



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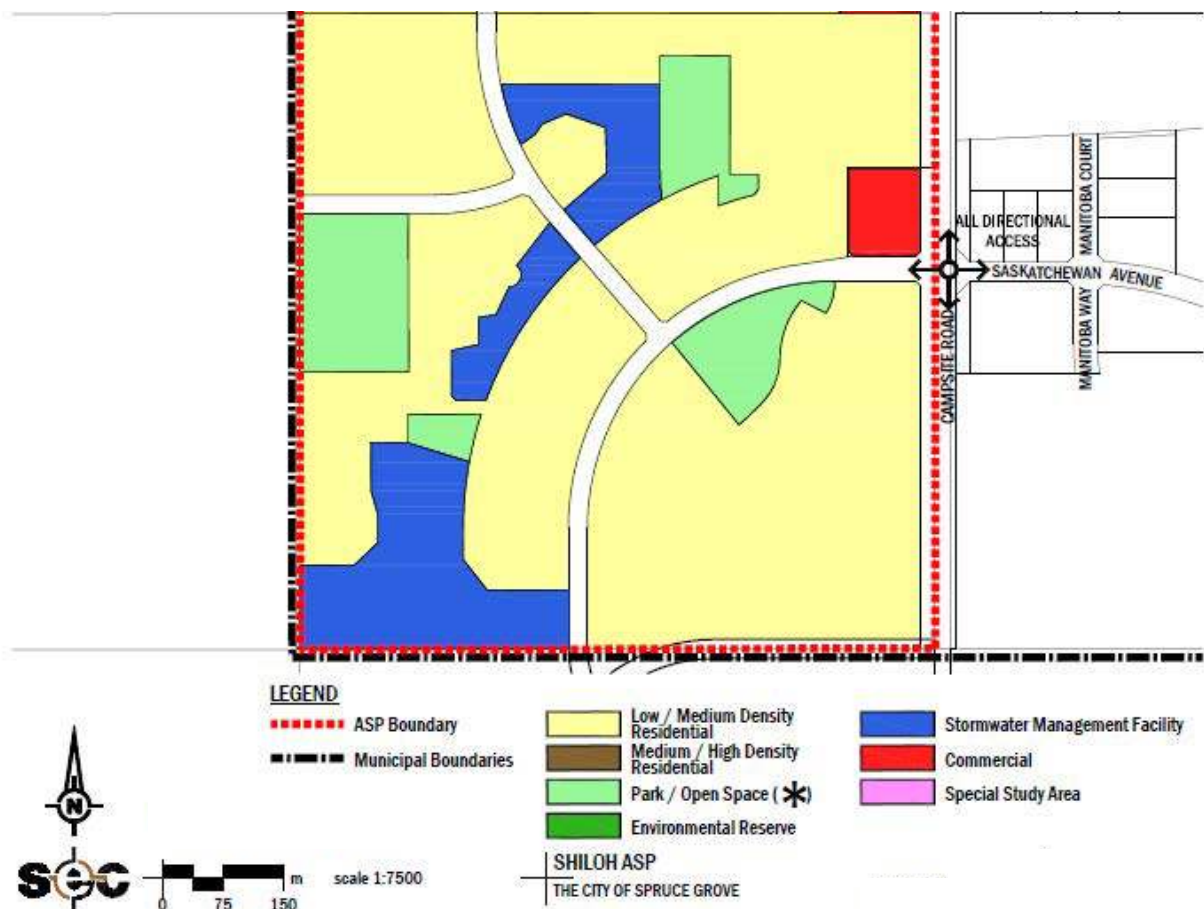
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Property Satellite View



Land Use Plan



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Property Information

Municipality: Spruce Grove, Alberta

Alberta Land Title Number: 062 256 039

Size: ±157 Acres

Zoning: UR (Urban Reserve)

Proposed Use: Residential Development

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Purchase Price: \$13,500,000.00 (\$85,987.26/Acre)

Contact

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