

\$2,500,000 - Sw-1-53-27-4, Spruce Grove

MLS® #E4387482

\$2,500,000

0 Bedroom, 0.00 Bathroom,
Land Commercial on 0.00 Acres

None, Spruce Grove, AB

Discover an exciting commercial prospect in Spruce Grove's brand new Ballpark District! Located at the crossroads of Highway 16A/Pioneer Road & only 7 minutes to West Edmonton. This 2 acre (+/-) lot has direct highway access & excellent visibility with a substantial traffic flow averaging 25,000 (+/-) vehicles daily. This enviable spot next to the future Myshak Metro Ballpark is set to see many great amenities added nearby with the surrounding residential construction. Zoned for Highway Commercial use with the added advantage of being a corner lot along a roadway allowing for convenient drive-through potential.

Essential Information

| | |
|-----------|-----------------|
| MLS® # | E4387482 |
| Price | \$2,500,000 |
| Bathrooms | 0.00 |
| Acres | 0.00 |
| Type | Land Commercial |
| Status | Active |

Community Information

| | |
|-------------|--------------|
| Address | Sw-1-53-27-4 |
| Area | Spruce Grove |
| Subdivision | None |



| | |
|-------------|--------------|
| City | Spruce Grove |
| County | ALBERTA |
| Province | AB |
| Postal Code | T7X 3M1 |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 13th, 2024 |
| Days on Market | 488 |
| Zoning | Zone 91 |

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Listing information last updated on September 13th, 2025 at 1:32pm MDT