

Spruce Grove Quarter Section

**POTENTIAL RESIDENTIAL / COMMERCIAL
DEVELOPMENT OPPORTUNITY ON 160 ACRES**

53117 RANGE ROAD 271, SPRUCE GROVE, AB

FOR SALE



NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



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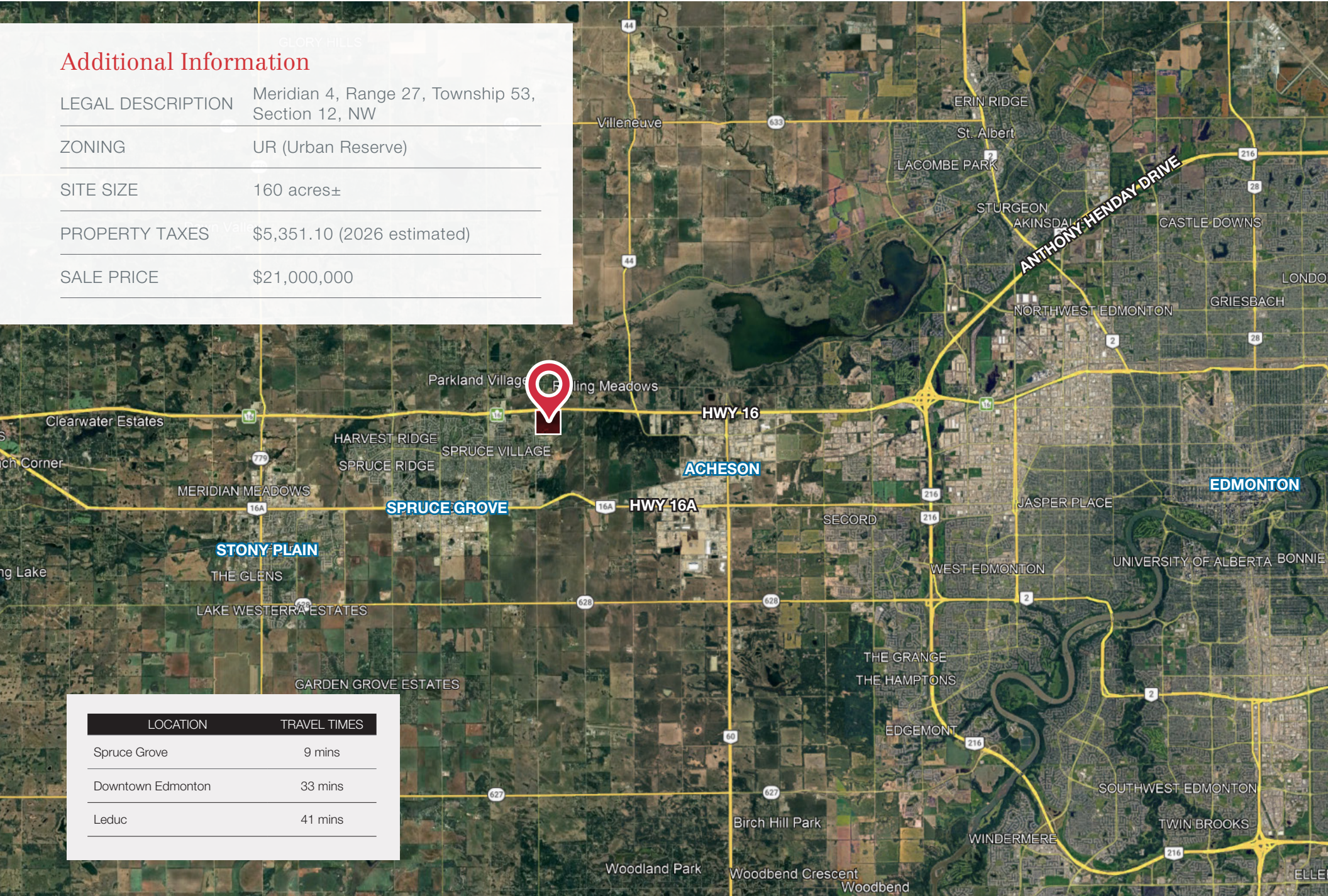
PRIME RESIDENTIAL / COMMERCIAL OPPORTUNITY IN THE SPRUCE GROVE PIONEER LANDS ASP

53117 Range Road 271 presents a rare development opportunity in one of Spruce Grove's most desirable residential and commercial growth corridors. Benefit from proximity to established amenities including the Westwind Centre commercial development, and the modern residential communities of Prescott and Greenbury.

Positioned with strong exposure to the Yellowhead Highway, the opportunity offers excellent visibility and accessibility for future development. Supported by the Pioneer Lands ASP and continued population growth within Spruce Grove's expanding, high-income residential base, the site is well suited for low to high-density residential and commercial development.






Additional Information

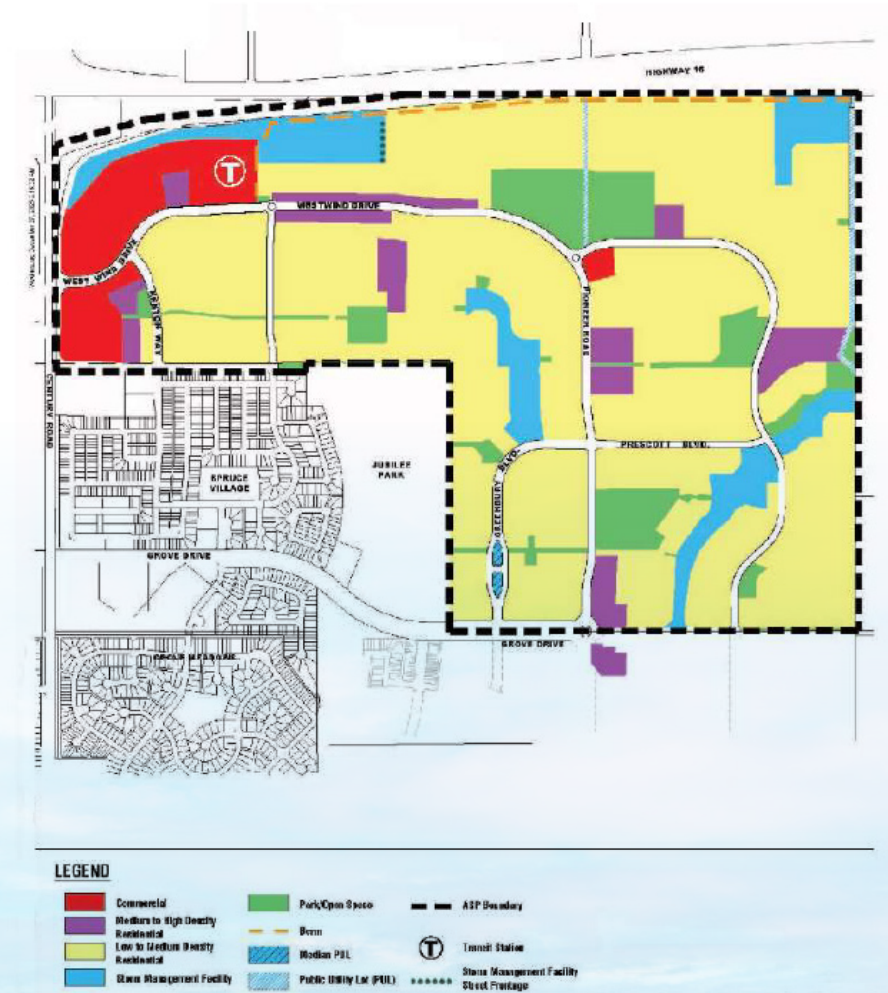
LEGAL DESCRIPTION	Meridian 4, Range 27, Township 53, Section 12, NW
ZONING	UR (Urban Reserve)
SITE SIZE	160 acres±
PROPERTY TAXES	\$5,351.10 (2026 estimated)
SALE PRICE	\$21,000,000



LOCATION	TRAVEL TIMES
Spruce Grove	9 mins
Downtown Edmonton	33 mins
Leduc	41 mins

Property Features

-  Expansive 160 acre bare-land parcel in Northeast Spruce Grove
-  Prime development opportunity for low to high density residential and commercial
-  Pioneer Lands ASP in place
-  Benefit from quality surrounding residential / commercial developments in a rapidly growing area.
-  Excellent location bordering Pioneer Road and Township Road 532, with potential access and visibility from Yellowhead Highway





NAI Commercial

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