

**±119 ACRES**  
Development Land



**SW-18-53-26-4**  
Rural Parkland County, AB

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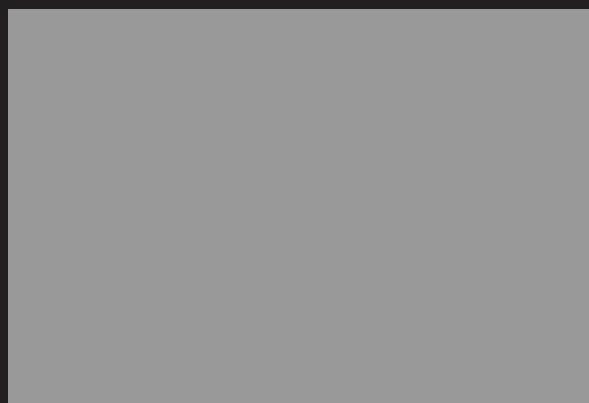
**Royal LePage® Noralta Real Estate Inc, Brokerage**  
202 Main Street, Spruce Grove, AB  
Independently Owned & Operated

## \$7,500,000.00 Property Features

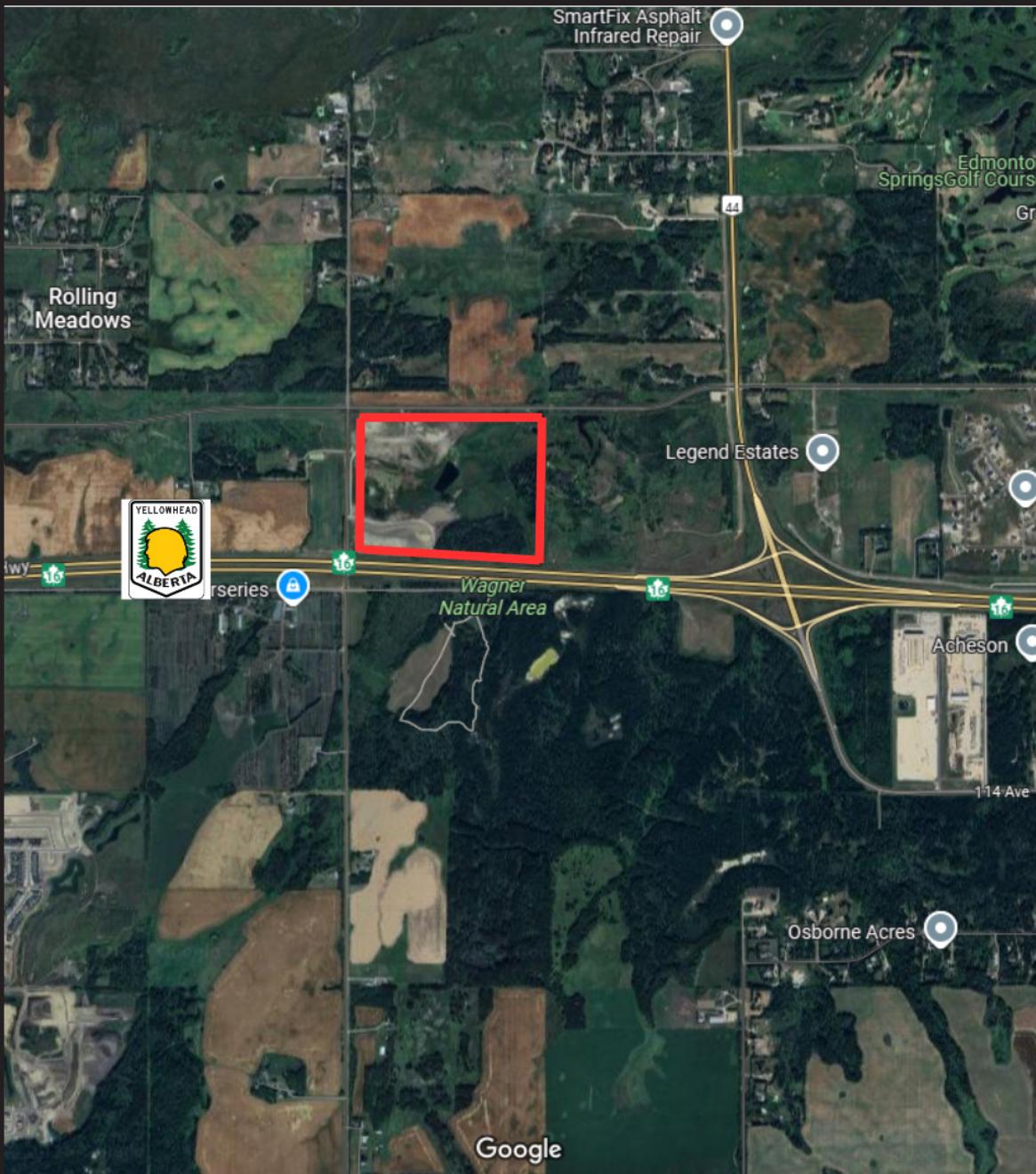
- Prime Development Opportunity
- ±119 Acres of mostly flat, open land with approx. 50 treed acres
- High Visibility Location off Yellowhead Hwy
- ±81,524 Vehicles PPD on HWY 16
- Zoned HC - Highway Commercial District
- Municipal water located at HWY 44
- Sewer line on north side of property at Twp Rd 532A
- Gas line runs north to south through the property
- Located just 15 minutes from the west end of Edmonton



# PROPERTY PHOTOS



# LOCATION MAP



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