

# **\$7,500,000 - Sw-18-53- 26-4, Rural Parkland County**

MLS® #E4429524

**\$7,500,000**

0 Bedroom, 0.00 Bathroom,  
Rural on 118.99 Acres

None, Rural Parkland County, AB

Unlock the potential of this expansive 119+/- acre parcel, strategically located on the east side of Spruce Grove at a high-visibility location at the corner of Highway 16 (Yellowhead) and Atim Road (Rge Rd 270). Zoned HC - Highway Commercial District. This bare land offers a rare opportunity for developers, investors, or businesses looking to establish a presence in a rapidly growing area just 15 minutes from the west end of Edmonton. Currently utilized as farmland, this unserviced lot is a blank canvas ready for your vision. The 119+/- acres consists of mostly flat, open land with approximately 50 acres of treed land, providing flexibility for a variety of commercial developments. Municipal water line at Hwy 44, sewer line on north side of property at TWP Rd 532A , gas line runs north to south through the property.



## **Essential Information**

|           |                 |
|-----------|-----------------|
| MLS® #    | E4429524        |
| Price     | \$7,500,000     |
| Bathrooms | 0.00            |
| Acres     | 118.99          |
| Type      | Rural           |
| Sub-Type  | Vacant Lot/Land |
| Status    | Active          |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | Sw-18-53- 26-4        |
| Area        | Rural Parkland County |
| Subdivision | None                  |
| City        | Rural Parkland County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T7X 6M5               |

**Exterior**

Exterior Features    See Remarks

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 4th, 2025 |
| Days on Market | 154             |
| Zoning         | Zone 70         |

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Listing information last updated on September 5th, 2025 at 8:48am MDT