

**Sale Name:** June 20, 2024 Real Estate Auction

**LOT 2 - Development Land**



**Acres** 14.6 Acres +/-

**Location** Spruce Grove Alberta

**Description**

**REFER TO "TERMS" TAB FOR REAL ESTATE TERMS & CONDITIONS.**

[Realtor Listing Click Here](#)

701 Pioneer RD, Spruce Grove, Alberta T7X 0P7.

**PROPERTY INFORMATION:**

Future Development Opportunity! This 14.6+/- acre of development land is bordering Yellowhead Highway/Hwy 16 in the City of Spruce Grove. The land is proposed as low to medium density residential in the Pioneer Lands Area Structure Plan. Located near the Westwind commercial/retail development and a short distance from the Century Road overpass. These 14.6 acres are near the up and coming subdivisions of Tonewood, Prescott, Fenwyck and Kenton Village. This parcel of land has municipal sewer line adjacent to the property and city water access nearby. Construction has begun on the nearby Civic Centre project. This project includes a co-located Park and Ride facility. Zoned Urban Reserve. THIS PROPERTY IS TO BE LISTED BY TIMED AUCTION FROM JUNE 10, 2024 - JUNE 20, 2024.

**Quantity:** 1



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