

FOR SALE

±124 ACRES
Development Land Opportunity



27525 79 AVENUE
Stony Plain, AB

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

PROPERTY OVERVIEW

\$6,250,000.00

Property Features

- 124 +/- acre development opportunity
- Located on corner of busy intersection where Golf Course Road meets Highway 628/79 Avenue
- Estimated 4800 vehicles PPD on Hwy 628
- Estimated 3900 vehicles PPD on Golf Course Rd
- Potential for high & low density residential and commercial retail development
- Conveniently located near multiple residential communities
- Municipal water and sewer lines adjacent to property
- Currently serves as farmland with residence
- Only 15 minutes from Acheson Industrial area & 25 minutes to Edmonton
- Zoned FD (Future Development)

PROPERTY PHOTOS



LOCATION MAP



AMENITIES MAP



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