



GRASSROOTS
REALTY GROUP

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**9204 100 Street
Morinville, Alberta**

MLS # A2147252



\$2,317,500

Division: Morinville

Lot Size: 3.09 Acres

Lot Feat: -

By Town: -

LLD: -

Zoning: C3 - Commercial Corridor

Water: -

Sewer: -

Utilities: -

3.09 acres of corridor commercial development land in the Westwinds community in Morinville. Approved Area Structure Plan designated for corridor commercial development, a variety of medium and low density residential, as well as a school site and a centrally located SWMF. Morinville is situated along Highway 2, approximately 34 kilometers north of Edmonton and 13 kilometers north of St. Albert, with a population of 11,496 (2023) and a projected population increase of 8.4% from 2023-2026.