



**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.