



**GRASSROOTS**  
REALTY GROUP

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**Plan 0021062; Block 1; Lot 1**  
**Rural Parkland County, Alberta**

**MLS # A2189163**



**\$492,700**

**Division:** NONE

**Lot Size:** 37.90 Acres

**Lot Feat:** -

**By Town:** Spruce Grove

**LLD:** 31-51-26-W4

**Zoning:** CR - Country Residential

**Water:** See Remarks

**Sewer:** -

**Utilities:** -

Click brochure link for more details\*\* Five parcels of development land ranging from +/- 37.90 acres to +/- 158.00 acres in size. This is Parcel 5. Located in Parkland County, one of Alberta's largest and most densely population municipalities. Situated along Range Road 627 providing excellent access to major transportation routes via Range Road 627 and Highway 60. Approved Area Structure Plan with mixed use and country residential zoning.