

**±124 ACRES DEVELOPMENT LAND OPPORTUNITY**



Property Lines Approximate - Not Guaranteed

**27525 79 AVENUE  
STONY PLAIN, AB**

**FOR SALE**

---

**Victor Moroz, Associate Broker**  
780.499.6400  
victor@royallepage.ca

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



**REDUCED PRICE** \$4,800,000.00

## 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
- Currently serves as farmland with residence
- Only 15 minutes from Acheson Industrial area & 25 minutes to Edmonton
- Zoned FD (Future Development)

PROPERTY OVERVIEW

# PROPERTY PHOTOS



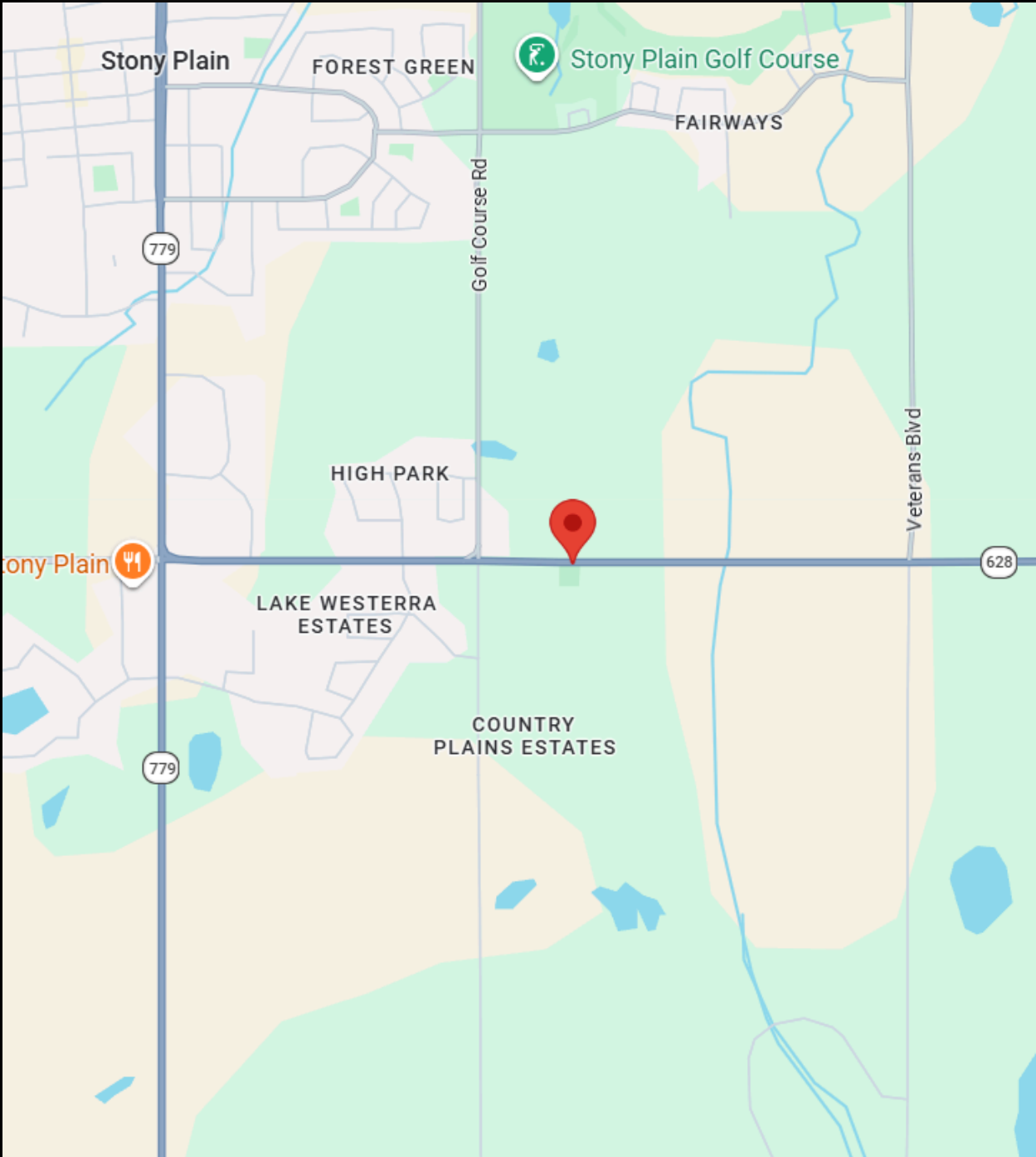
# LOCATION MAP



# AMENITIES MAP



# LOCATION MAP



Royal LePage® is a registered trademark of Royal Bank of Canada and is used under licence by Residential Income Fund L.P., Bridgemarq Real Estate Services Inc. and Bridgemarq Real Estate Services Manager Limited. All offices are independently owned and operated, except those marked as indicated at [rlp.ca/disclaimer](http://rlp.ca/disclaimer). Not intended to solicit currently listed properties or buyers under contract. The above information is from sources believed reliable, however, no responsibility is assumed for the accuracy of this information. ©2025 Bridgemarq Real Estate Services Manager Limited. All rights reserved.