



IRONWOOD MEADOW

119.8 Acres Spruce Grove



Alberta, Spruce Grove



IRONWOOD MEADOW

119.8 Acres **SPRUCE GROVE**

Acres: 119.8

Price: \$4,100,000

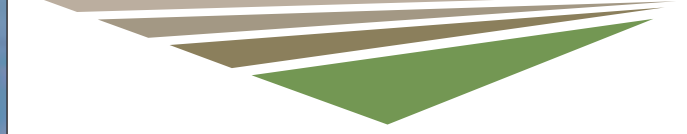
Price/Acres: \$34,224/Acres

Features:

- *In Spruce Grove West Area Structure Plan !*
- *Great Location right off of Highway 16 !!*
- *Minutes to Shops, Services and Amenities in Acheson, Spruce Grove & Stony Plain !*



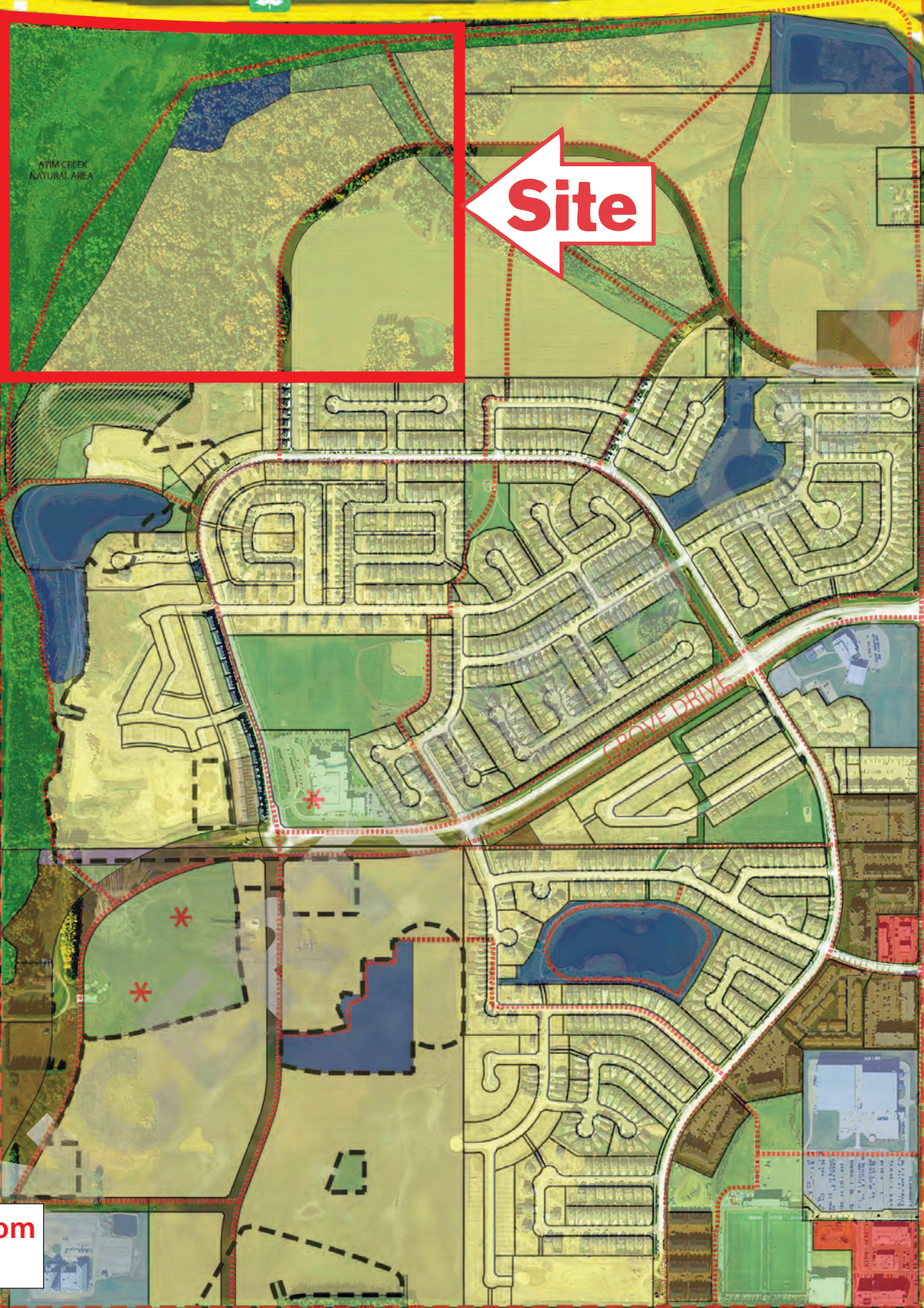
KELLEY URBAN LAND



Dylan@KelleyUrbanLand.com
Tel: (780) 488-4000

Site

Site



KELLEY URBAN LAND



Site

Tim Hortons



NOFRILLS

SPRUCE GROVE



Sobeys Inc.

REAL CANADIAN SUPERSTORE

Tim Hortons

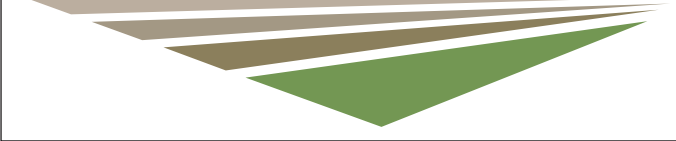
16A



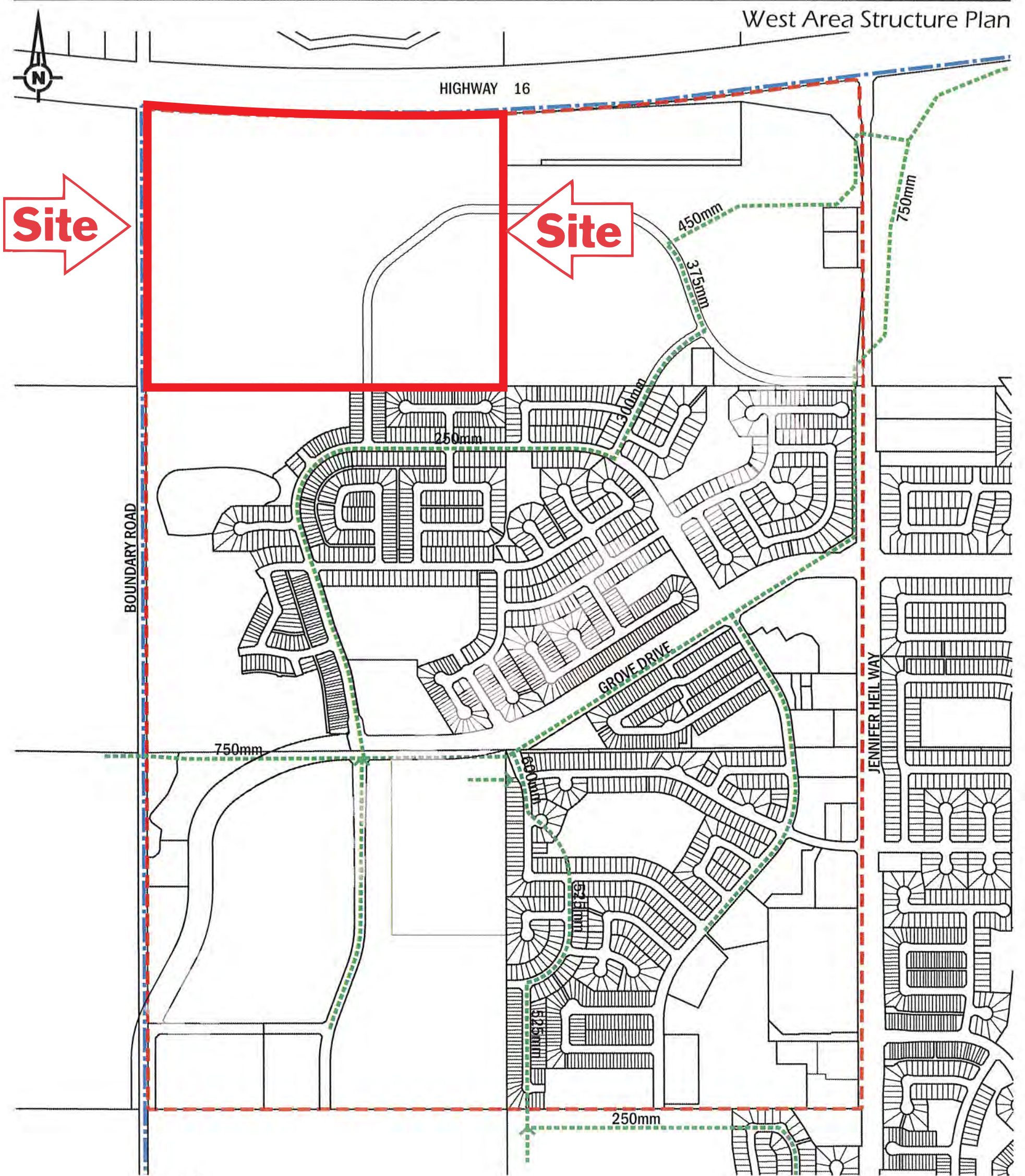
Walmart+

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West Area Structure Plan



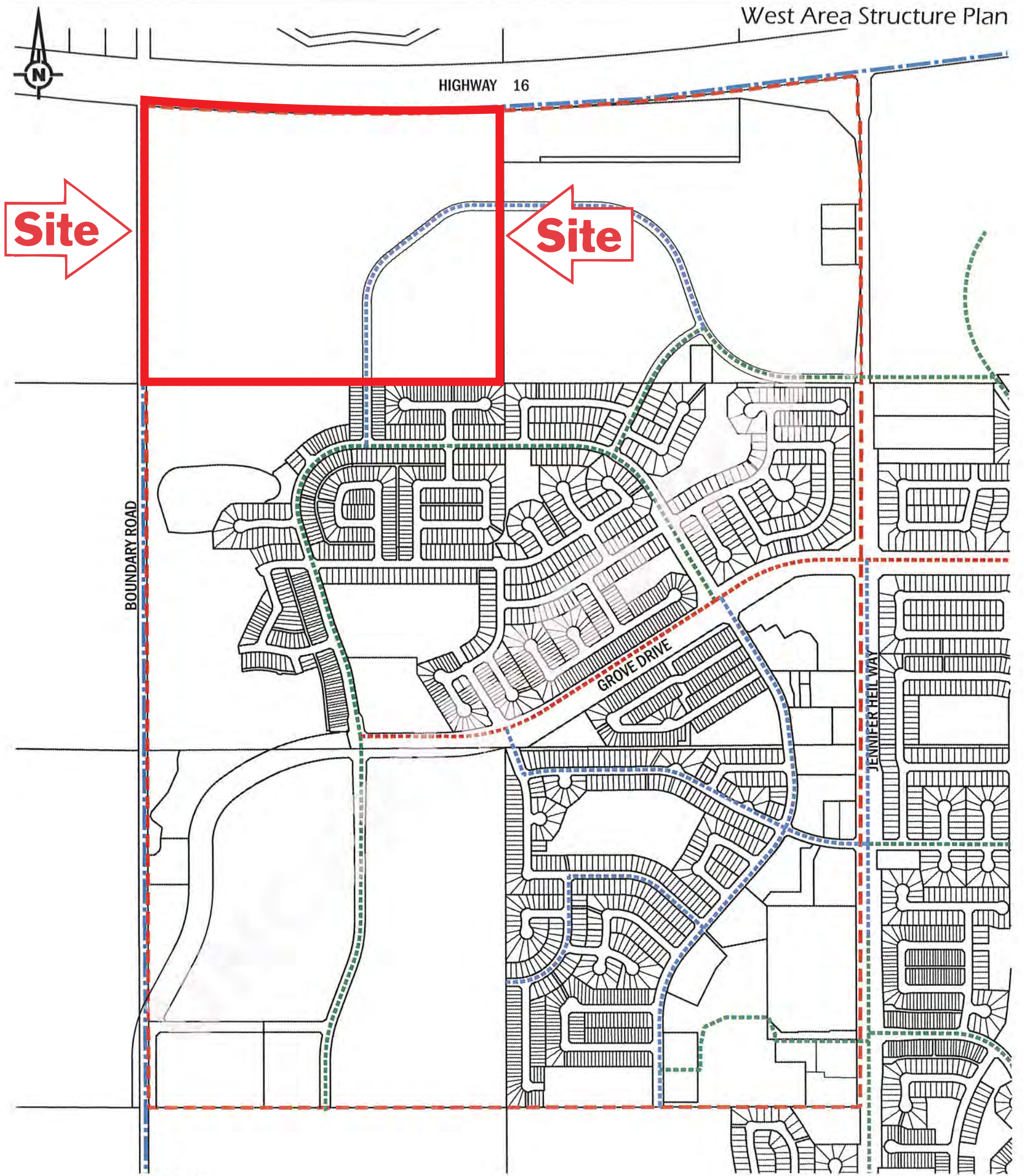
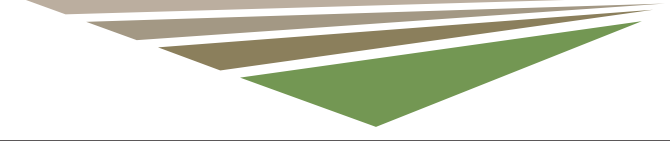
LEGEND

- ASP Boundary
- - - Sanitary Sewer Line

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Figure 7 - Sanitary Sewer System



LEGEND

- - - ASP Boundary
- - - 300mm Waterline
- - - 250mm Waterline
- - - 400mm Waterline

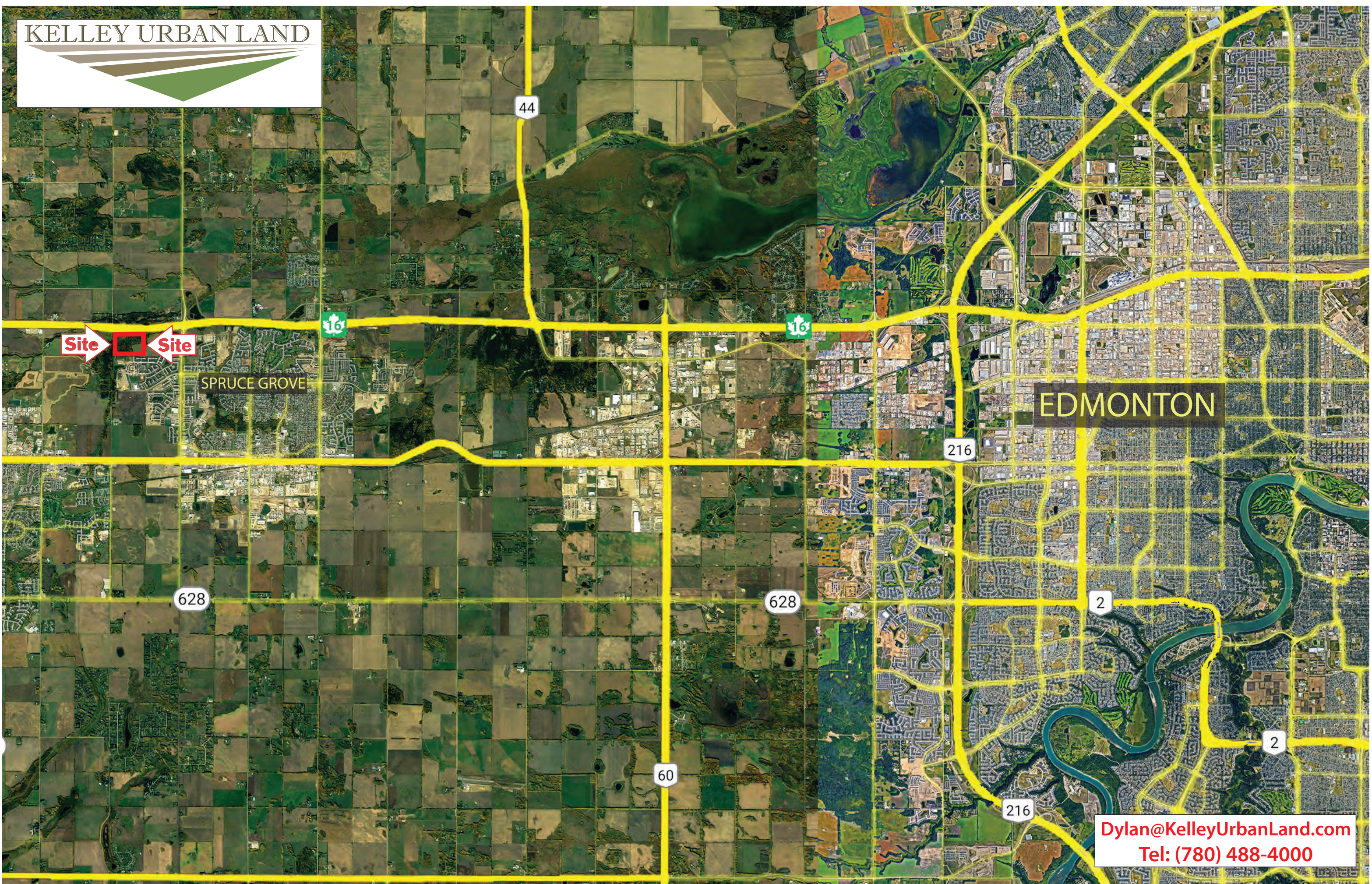
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NOTE: Source, The City of Spruce Grove, Geographical Information System

Figure 6 - Water Distribution

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Site

SPRUCE GROVE

EDMONTON

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