

\$1,100,000 - 309 Mcleod Avenue, Spruce Grove

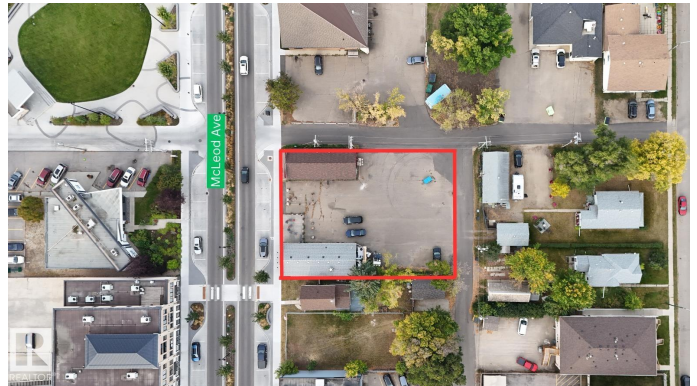
MLS® #E4459103

\$1,100,000

0 Bedroom, 0.00 Bathroom,
Land Commercial on 0.00 Acres

City Centre, Spruce Grove, AB

Prime redevelopment opportunity in the heart of Spruce Grove's revitalized downtown core! This 0.32+/- acre parcel, zoned C1 - City Centre Commercial, offers excellent visibility on McLeod Avenue with access from both Main Street and King Street. Surrounded by established professional, retail, and service businesses, the property is ideally suited for mixed-use, retail, or office development. Located within the City Centre, a focus of Spruce Grove's Economic Development and Revitalization Plan, ownership here benefits from completed upgrades including widened sidewalks, completed replacement of water, sanitary and storm mains, new lighting and electrical plug-ins, and enhanced landscaping. With storefront incentives and continued infrastructure investment, this site is well positioned to take advantage of the City's vision for a vibrant hub of retail, office, residential, and entertainment opportunities. The property is bordered on 3 sides by 2 laneways and McLeod Avenue.



Essential Information

MLS® #	E4459103
Price	\$1,100,000
Bathrooms	0.00
Acres	0.00

Type	Land Commercial
Status	Active

Community Information

Address	309 Mcleod Avenue
Area	Spruce Grove
Subdivision	City Centre
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0G2

Additional Information

Date Listed	September 19th, 2025
Days on Market	35
Zoning	Zone 91

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 24th, 2025 at 11:47am MDT