

\$575,000 - 306 Calahoo Road, Spruce Grove

MLS® #E4462198

\$575,000

0 Bedroom, 0.00 Bathroom,
Land Commercial on 0.00 Acres

City Centre, Spruce Grove, AB

Exceptional redevelopment opportunity in the heart of Spruce Grove's City Centre. Zoned R2CC - City Centre High Density Residential District, this 6900+/- Sq Ft lot supports higher density residential development within the City Centre Overlay area. The property is being sold for land value only. Offering excellent visibility along Calahoo Road with convenient access to HWY 16A, this site is surrounded by commercial services, professional offices, and established residential communities. An ideal location for future multi-unit residential development within walking distance to many amenities, transit, and shopping. Preliminary renderings and plans have been completed for a proposed 12 unit multi-family building, highlighting the properties development potential.



Essential Information

MLS® #	E4462198
Price	\$575,000
Bathrooms	0.00
Acres	0.00
Type	Land Commercial
Status	Active

Community Information

Address	306 Calahoo Road
---------	------------------

Area	Spruce Grove
Subdivision	City Centre
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 2H6

Additional Information

Date Listed	October 14th, 2025
Days on Market	14
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 28th, 2025 at 3:32am MDT