

# \$1,140,000 - 11 Westwind Drive, Spruce Grove

MLS® #E4399387

**\$1,140,000**

0 Bedroom, 0.00 Bathroom,  
Land Commercial on 0.00 Acres

None, Spruce Grove, AB

1.2 (+/-) acre development opportunity at Westwind Centre! Located just a 10 minute drive from West Edmonton at the intersection of Highway 16 and Century Road. excellent exposure with approximately 55,000 vehicles passing per day. Westwind Centre is a major commercial destination and serves as the hub for a variety of uses including retail, person and professional services and restaurants. Nearby amenities include Tim Hortons, No Frills, McDonalds, Westwind Health Centre, pharmacy, daycare and barber. Zoned C2

## Essential Information

MLS® #	E4399387
Price	\$1,140,000
Bathrooms	0.00
Acres	0.00
Type	Land Commercial
Status	Active

## Community Information

Address	11 Westwind Drive
Area	Spruce Grove
Subdivision	None
City	Spruce Grove
County	ALBERTA
Province	AB



Postal Code           T7X 0V6

**Additional Information**

Date Listed           July 25th, 2024

Days on Market     395

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 August 24th, 2025 at 5:47pm MDT