

## \$980,000 - 15c Alberta Avenue, Spruce Grove

MLS® #E4421792

**\$980,000**

0 Bedroom, 0.00 Bathroom,  
Industrial on 0.00 Acres

Diamond Industrial Park, Spruce Grove, AB

Spruce Grove property on 0.64 acres in Diamond Industrial with 3800+ sq.ft. freestanding shop/office with (2) 10x12' overhead doors (one on front and one at side) and (1) 10x10 overhead door, radiant heat, high ceilings, (2) offices, reception area, kitchenette and 1/2 bath. Upper level provides LEGAL SUITE with 900+ sq.ft. Separate entrance from exterior or access from shop and provides kitchen with stove & fridge, living area with access to large deck, bedroom, 3pc bath & laundry. Utilize as a suite or additional office area. Oversized double detached heated tandem garage with (4) 8' overhead doors (2) at front and (2) at back and wood storage shed. Yard offers mixture of pavement/gravel. Great location for a multitude of business uses and surrounded by industrial/commercial/retail mix.

Built in 1984

### Essential Information

MLS® #	E4421792
Price	\$980,000
Bathrooms	0.00
Acres	0.00
Year Built	1984
Type	Industrial
Status	Active



**Community Information**

Address	15c Alberta Avenue
Area	Spruce Grove
Subdivision	Diamond Industrial Park
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 3B4

**Exterior**

Exterior	Wood Frame
Construction	Wood Frame

**Additional Information**

Date Listed	February 14th, 2025
Days on Market	76
Zoning	Zone 91

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Listing information last updated on May 1st, 2025 at 2:33pm MDT