# \$2,317,500 - 9204 100 Street, Morinville

MLS® #A2147252

### \$2,317,500

0 Bedroom, 0.00 Bathroom, Land on 3.09 Acres

Morinville, Morinville, Alberta

3.09 acres of corridor commercial development land in the Westwinds community in Morinville. Approved Area Structure Plan designated for corridor commercial development, a variety of medium and low density residential, as well as a school site and a centrally located SWMF. Morinville is situated along Highway 2, approximately 34 kilometers north of Edmonton and 13 kilometers north of St. Albert, with a population of 11,496 (2023) and a projected population increase of 8.4% from 2023-2026.



MLS® # A2147252 Price \$2,317,500

Bathrooms 0.00 Acres 3.09 Type Land

Sub-Type Commercial Land

Status Active

### **Community Information**

Address 9204 100 Street

Subdivision Morinville
City Morinville

County Sturgeon County

Province Alberta
Postal Code T8R 1K7







### **Additional Information**

Date Listed July 8th, 2024

Days on Market 342

Zoning C3 - Commercial Corridor

## **Listing Details**

Listing Office Honestdoor Inc.

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