

## \$4,903,850 - Hwy 16a & Glory Hills Road, Stony Plain

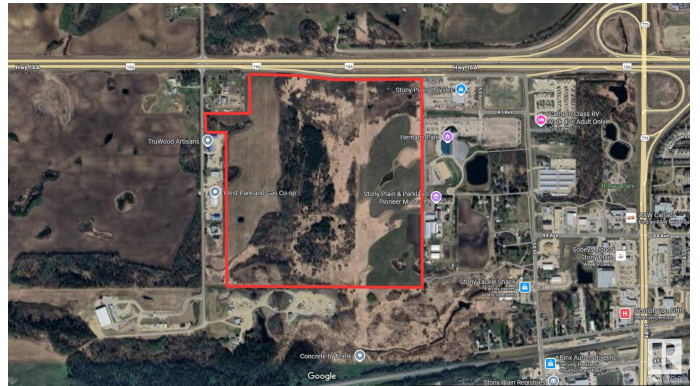
MLS® #E4449752

**\$4,903,850**

0 Bedroom, 0.00 Bathroom,  
Land Commercial on 0.00 Acres

None, Stony Plain, AB

Prime development opportunity with this 140+/- acre parcel situated within the Town of Stony Plain, boasting approximately 2,200 feet with future access via Highway 16A and Glory Hills Road. With unparalleled visibility and exposure to over 23,000 vehicles per day on Highway 16A, an additional 11,500+ vehicles on Highway 779, this site is ideally positioned for large-scale commercial development. Zoned FD - Future Development, this land is a strategic investment for developers seeking to capitalize on Stony Plain's ongoing growth. This property benefits from proximity to existing municipal services and established amenities, including Stony Plain Chrysler, Heritage Park Pavilion, and Camp'n Class RV Park. Notably, this site is located just west of the future Costco development, adding even more appeal and long-term value to the area. When combined with the parcel directly across Glory Hills Rd (E4420978), the two sites together would offer approximately one full mile of highway frontage



### Essential Information

MLS® #	E4449752
Price	\$4,903,850
Bathrooms	0.00
Acres	0.00

Type	Land Commercial
Status	Active

### Community Information

Address	Hwy 16a & Glory Hills Road
Area	Stony Plain
Subdivision	None
City	Stony Plain
County	ALBERTA
Province	AB
Postal Code	T7Z 0A2

### Additional Information

Date Listed	July 25th, 2025
Days on Market	2
Zoning	Zone 91

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Listing information last updated on July 26th, 2025 at 10:32pm MDT