

NEW DEVELOPMENT
PHASE 1

IMMEDIATE POSSESSION



For Lease

The Shoppes at Legacy Park
Spruce Grove, Alberta

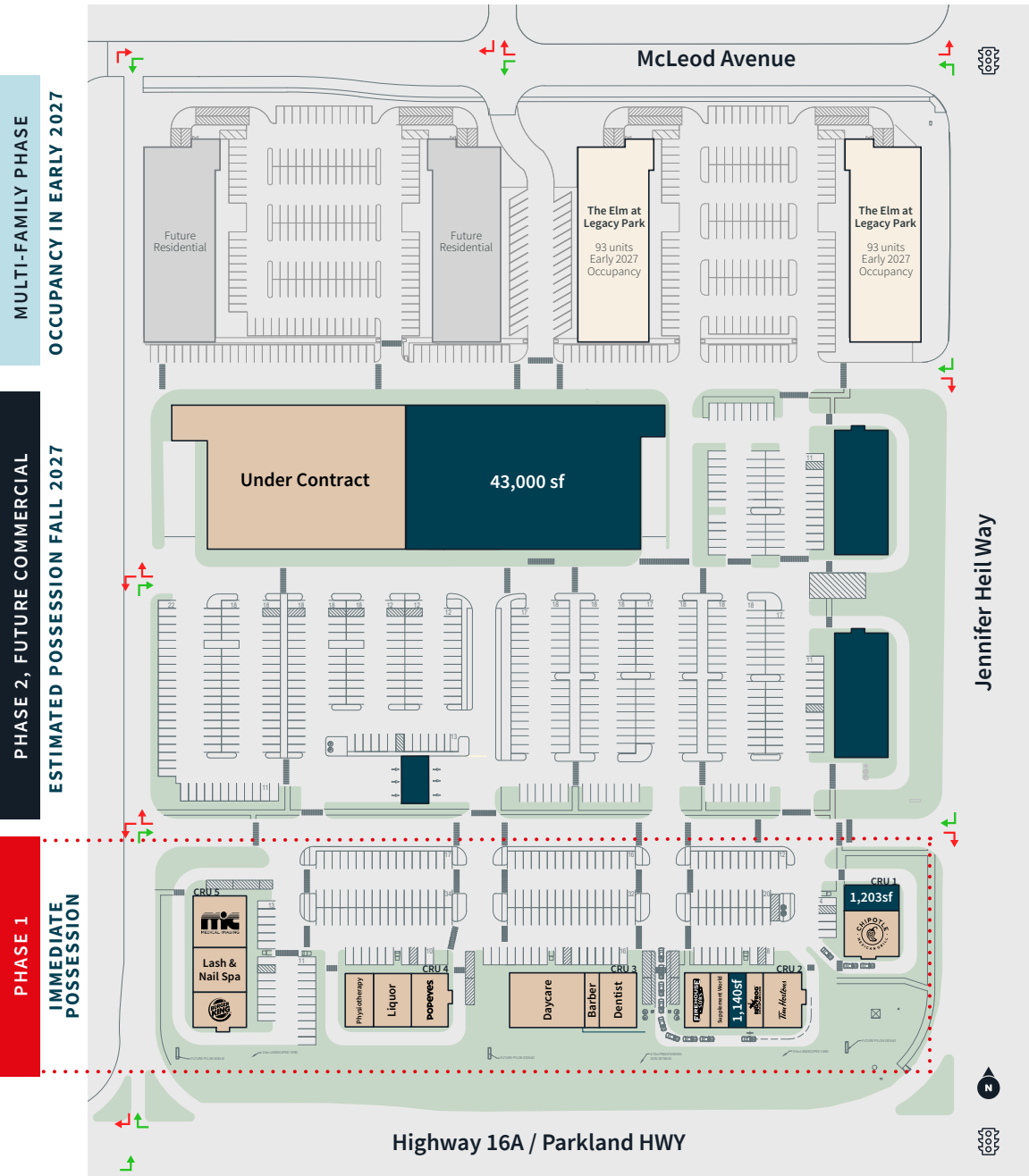


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July 2026 Development Update

Site Plan



Project Highlight

- The multi-family residential development, The Elm at Legacy Park, features 2 buildings and 186 rental suites, targeting early 2027 for occupancy. Future plans include 2 more residential buildings for a total of 372 suites across 4 buildings upon completion.

Location

- Excellent highway exposure, located on the northwest corner of Highway 16A & Jennifer Heil Way, Spruce Grove.
- The city of Spruce Grove is located 11km west of Edmonton, and a part of the Edmonton Capital Region and Parkland County.
- At the edge of Spruce Grove and Stony Plain, this new development will cater to a population of over 60,000 people.

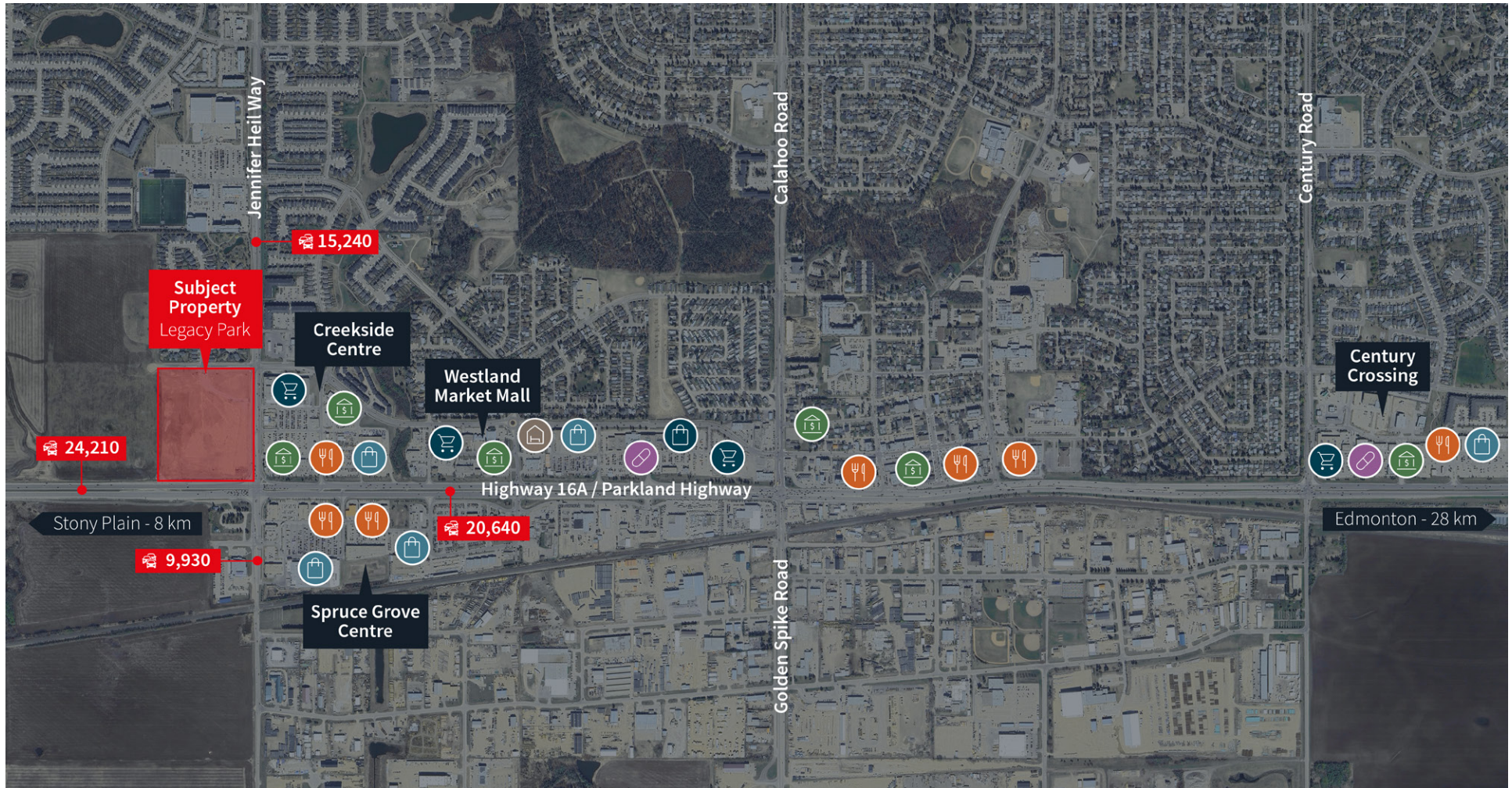
Phase 1 (Immediate Possession)

Potential Unit Sizes | All sizes are in SQ FT

CRU 1	Unit 11: 1,203 SF last unit available
CRU 2	Unit 23: 1,140 SF last unit available
CRU 3	Fully Leased
CRU 4	Fully Leased
CRU 5	Fully Leased

Site Plan size, distribution and/or location of CRUs may be subject to change.

 Leased  Available



SHOPPING

Canadian Tire
Rona
Penningtons
Carter's
Mark's
Ardene

PHARMACY

Shoppers DrugMart

RESTAURANT

Denny's
The Cheesecake Cafe
Subway
Swiss Chalet
Tim Hortons
The Canadian Brewhouse

BANK

RBC Royal Bank
TD Canada
BMO Bank of Montreal
CIBC
Scotiabank
ATB Financial

GROCERY

Walmart
Superstore
Sobey's
Saveway
Save on Foods
Bulk Barn

HOSPITALITY

Travelodge by Wyndham

Demographics

	1 km	3 km	5 km	30 min Drive
 Population	3,401	30,361	54,792	679,889
 Households	1,299	11,887	21,350	250,151
 Avg. Household Income	\$109,480	\$125,066	\$129,151	\$140,720
 Median Age	34.3	37.7	38.1	38.9

Source: Environics, 2025

Notable Highlights



30 min drive
to Edmonton, AB



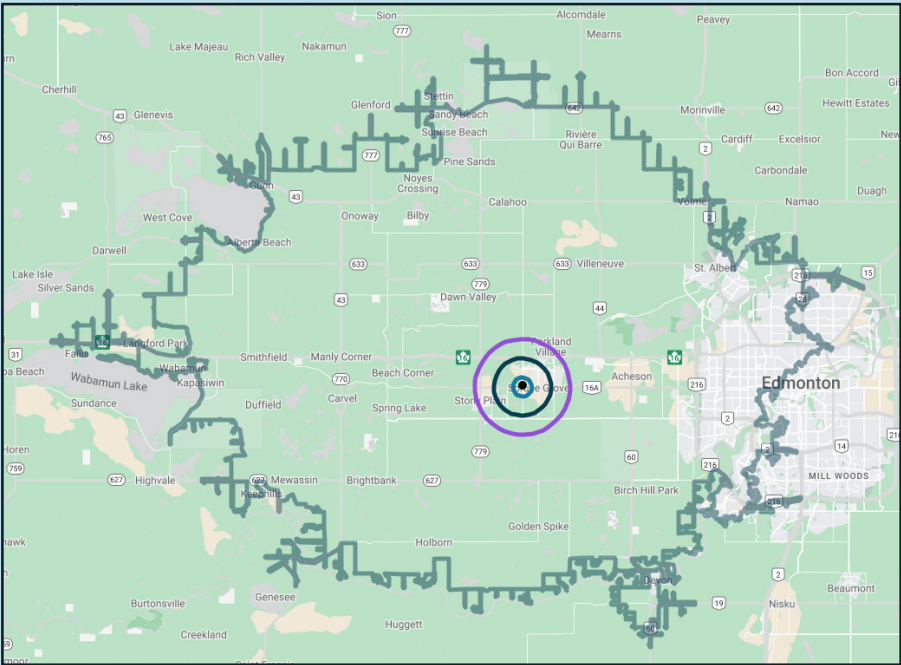
8 min drive
to Stony Plain, AB



Immediate access
to Highway 16A

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