

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

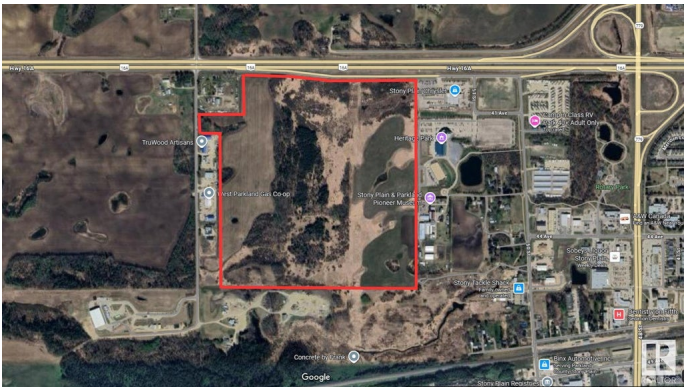
MLS® #E4449752

**\$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 | 99              |
| Zoning         | Zone 91         |

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Listing information last updated on November 1st, 2025 at 11:02am MDT