

**NEW DEVELOPMENT  
PHASE 1**

**POSSESSION Q2 2026**



**36,380 SF Highway Commercial**

**For Lease**

**The Shoppes at Legacy Park**

Spruce Grove, Alberta



**Connor O'Keeffe**  
Senior Vice President  
+1 604 628 4339  
connor.okeeffe@jll.com



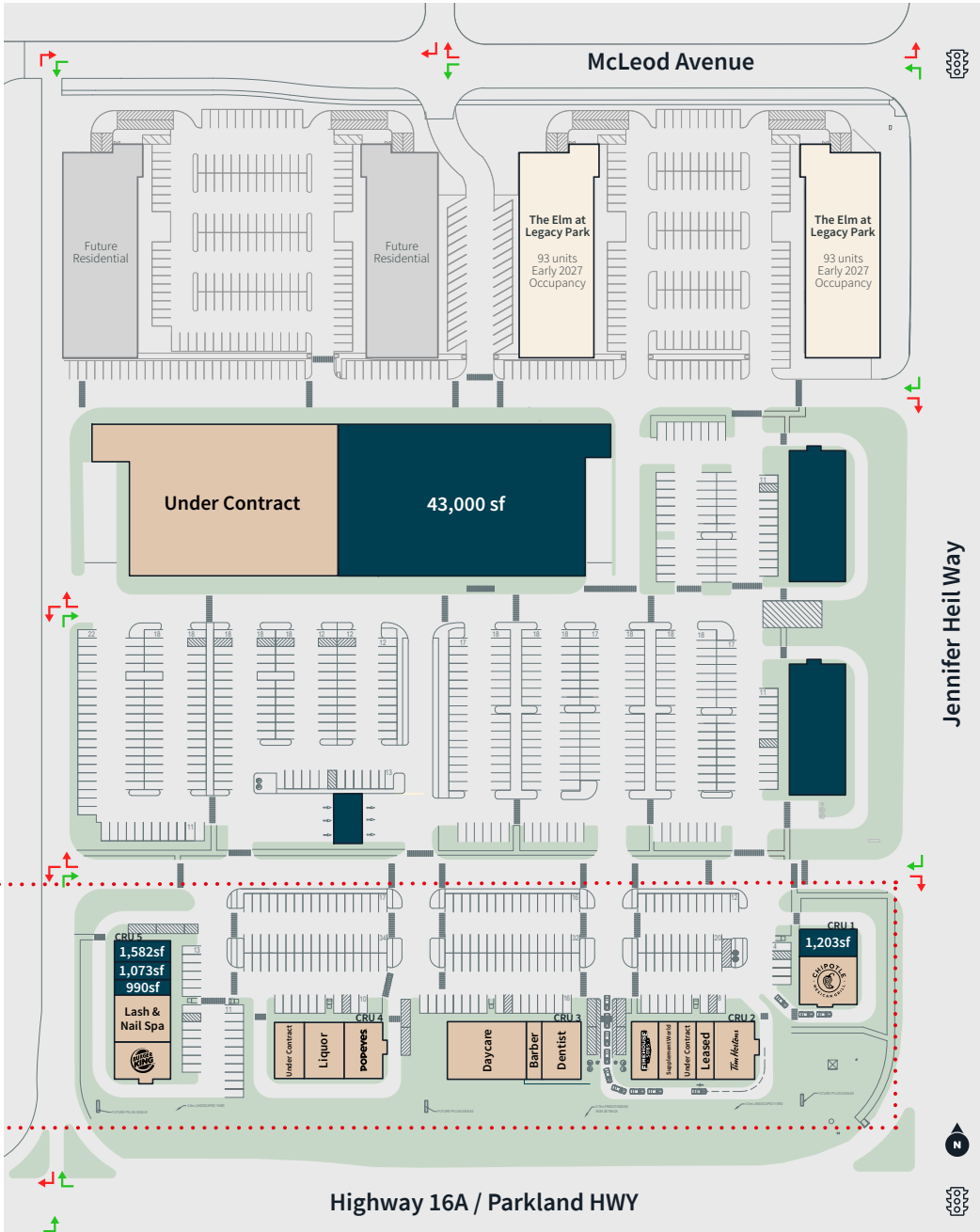
**Development Update - January 2026**

# Site Plan

MULTI-FAMILY PHASE  
OCCUPANCY IN EARLY 2027

PHASE 2, FUTURE COMMERCIAL

PHASE 1  
POSSESSION Q2 2026



## 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 (Possession Q2 - 2026)

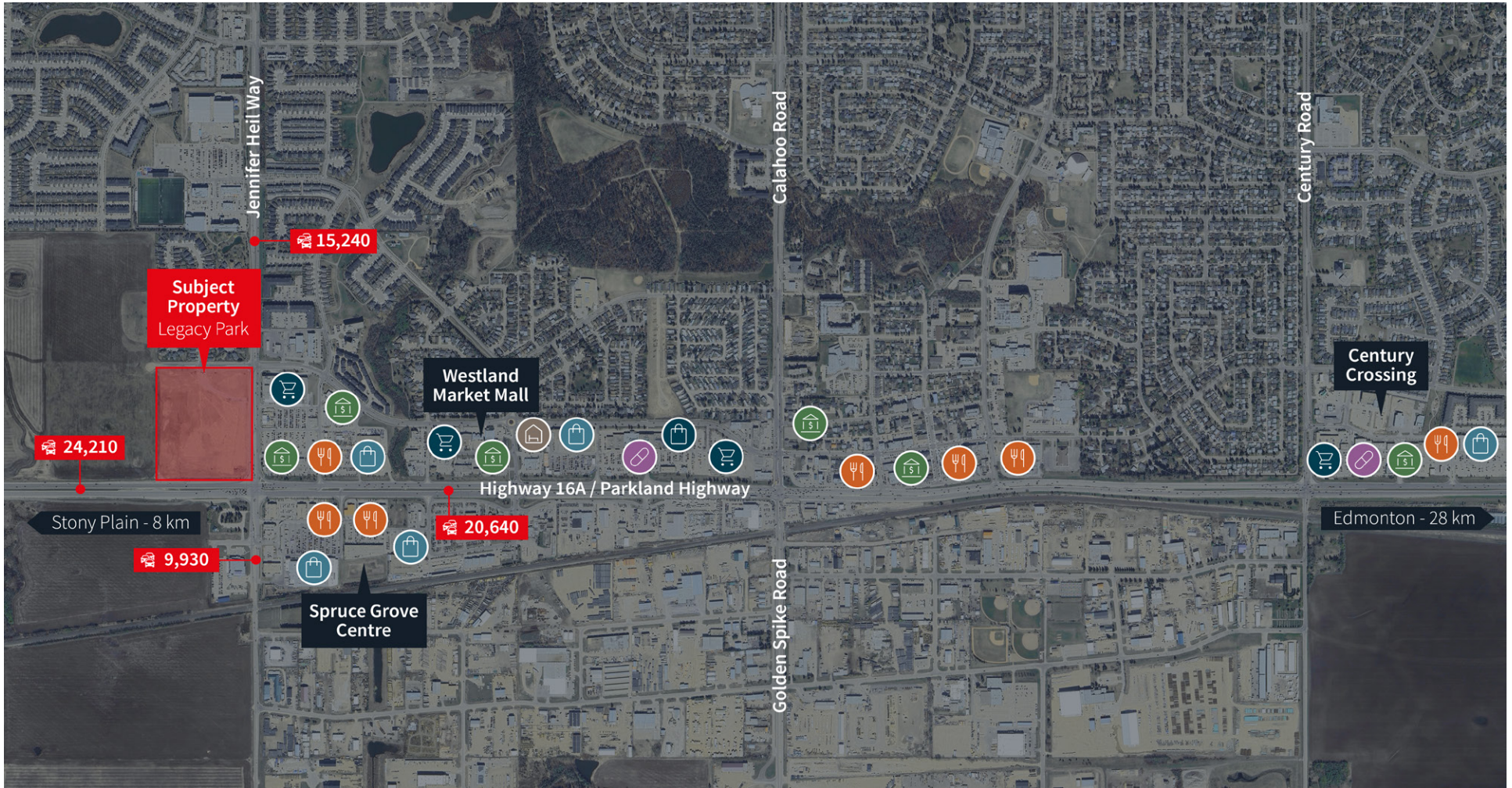
Potential Unit Sizes | All sizes are in SQ FT

CRU 1	Unit 11: 1,203 SF <i>last unit available</i>
CRU 2	Fully Leased
CRU 3	Fully Leased
CRU 4	Fully Leased
CRU 5**	Unit 53: 990 SF Unit 54: 1,073 SF Unit 55: 1,582 SF

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

\*\*Combinable Opportunities

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

Source: Enviroics, 2025

# Notable Highlights



30 min drive to Edmonton, AB

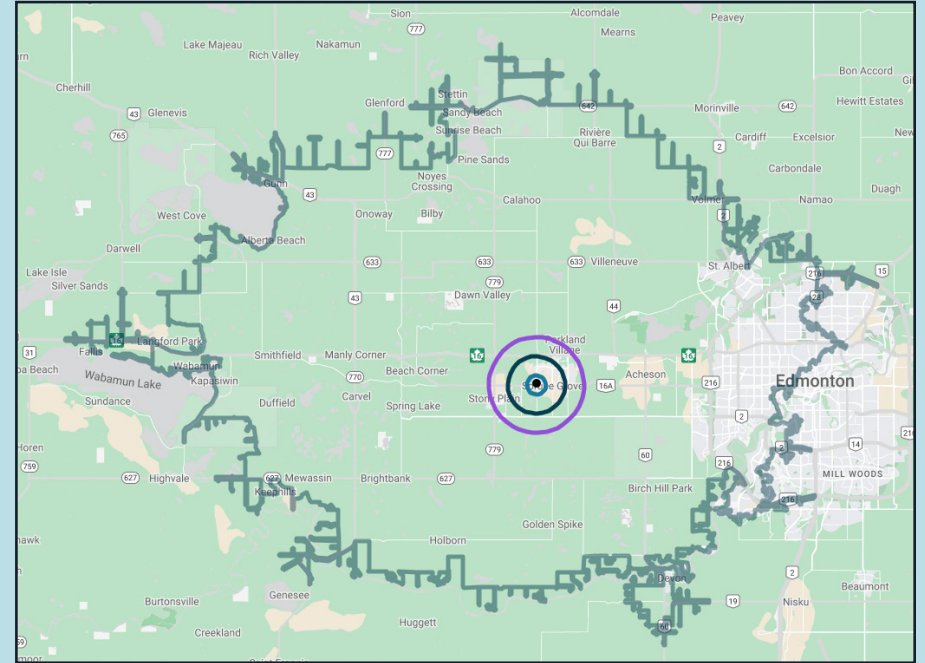


8 min drive to Stony Plain, AB



Immediate access to Highway 16A

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# The Shoppes at Legacy Park

Highway 16A & Jennifer Heil Way  
 Spruce Grove, AB

**Connor O’Keeffe**  
 Senior Vice President  
 +1 604 628 4339  
[connor.okeeffe@jll.com](mailto:connor.okeeffe@jll.com)

Jones Lang LaSalle Real Estate Services, Inc. | [www.jll.ca](http://www.jll.ca)  
**JLL Calgary Office** - Bankers Hall East - Suite 3900, 855 - 2nd Street SW, Calgary, AB