

YOUR GUIDE TO LIFE IN PARKLAND COUNTY

**Why Families are Choosing to call Spruce
Grove, Stony Plain & Surrounding Area Home.**



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Welcome to Parkland County Living!

*Peaceful Living, City Access, and Everything in
Between*



Just minutes from Edmonton, the thriving communities of Spruce Grove, Stony Plain, and multiple surrounding acreage communities offer a lifestyle that's both peaceful and connected. Whether you're relocating or searching for your forever home, this region offers everything you need — right where you need it.

Why Families, Professionals & Retirees Love It Here

- Excellent Schools & family-focused communities
- Expansive Parks and outdoor recreation
- Local Shops & Amenities within easy reach
- Welcoming Neighborhoods designed for connection

Built for Real Life, With You in Mind

At HRD Homes, we're proud to build homes that reflect how people truly live — with thoughtful layouts, lasting quality, and elevated style.

Whether you're:

- Building from the ground up
- Looking for a move-in-ready home

...we're here to guide you every step of the way.



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What Makes This Place Feel Like Home?

Proximity to Edmonton



Enjoy the best of both worlds — a relaxed, small-town lifestyle just 15 minutes from Edmonton and attractions like West Edmonton Mall and major events. Stay local and enjoy everything you need right in your own community, from schools and parks to shops and recreation.

Suburban Living Without Compromise



Wide streets, established neighborhoods, and space to grow, without giving up quality schools, rec centers, shopping, and dining. It's everything you want in a suburban community, with less traffic and more room to breathe.

Outdoor Space & Community Amenities



From scenic walking trails and playgrounds to dog parks and splash pads, these cities are designed for real life. Residents love the access to nature, the clean, safe streets, and the family-friendly feel.

Vibrant, Connected Communities

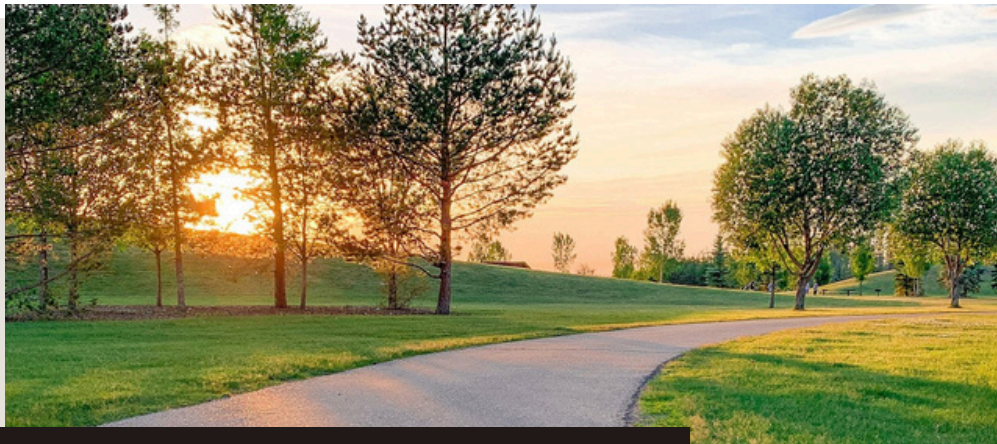


In Spruce Grove, Stony Plain, and multiple acreage communities a strong sense of community is woven into daily life, with local events, markets, and programs that bring neighbors together year-round.

A Place to Grow



Whether you're starting a family, downsizing, or building your dream home, this area has housing options for every stage of life, with builders (like us!) who care about quality, community, and long-term value.



Welcome to Spruce Grove, Alberta

Small-Town Charm. Big-City Access. Exceptional Living.

Why Move to Spruce Grove?

- Only 15 minutes from Edmonton, including West Edmonton Mall & major event venues
- Affordable, family-friendly, and safe
- Beautiful parks, trails, and strong community values
- Quality schools and modern amenities

Top Local Restaurants:

Barbacoa – Wood & Fire grill - Wine and Cocktail bar

RavenWolf Brewing Co. – Local pub, craft beers

Porta Romana – Upscale Italian dining

Tandoori Grill – Authentic Indian cuisine

Something Else – Greek classics & cocktails

Sakai Sushi Bar – Cozy Japanese fare

Shops & Essentials:

Spruce Grove Centre – Grocery, fashion, and services

Downtown boutiques – Unique gifts, local goods

Major stores: Superstore, Walmart, Canadian Tire, Winners, Sportschek

Things to Do

Tri-Leisure Centre – Gym, pool, rinks, soccer

Horizon Stage – Theatre, music, local performances

Heritage Grove Park – 40 km of scenic trails

Heavy Metal Place – Hockey, Library, Art Gallery

Parkland Cinema 7 – Family movie nights

Energy City Metro Ballpark – New in 2025!

Spruce Grove Golf Course – Lush, Club with great food!

Live, Work & Play

For Families - Great schools, parks & programs. Sports & youth clubs

For Professionals - Quick Edmonton commute. Local career options

For Retirees - Peaceful, active lifestyle
Trails, theatre, dining





Welcome to Stony Plain, Alberta

Heritage Charm, Modern Living, and Strong Community Roots

Why Move to Stony Plain?

- Only 20 minutes west of Edmonton for work, shopping & entertainment
- Rich in arts, culture, and history, with a strong sense of community
- Affordable housing, excellent schools, and beautiful green spaces
- A walkable, friendly town with everything close by

Top Local Restaurants:

Twenty Eight Urban Kitchen – Modern Canadian with a creative twist

Original Joe's – Casual fare and local favorite

Sawmill Prime Rib & Steakhouse – Perfect for date night or events

Sorrentino's– Upscale Italian Dining

Fresh Grill Kitchen – Heart of Downtown family favorite

Shops & Essentials:

Stony Plain Centre – Grocery, drugstore, essentials

Old Downtown – Art galleries, antique shops, and local boutiques

Major stores: Co-op Hardware, Freson Brothers and nearby in Spruce Grove or West Edmonton

Things to Do

Multicultural Heritage Centre – Art, exhibits & community events

Rotary Park & Splash Pad – Family fun in the heart of town

Public Murals Tour – Over 35 outdoor art murals throughout town

Stony Plain Golf Course – Lush, accessible golf for all levels

Farmers' Market – Local produce, crafts, and handmade goods

Blueberry Bluegrass Festival – Canada's largest bluegrass event

Live, Work & Play

For Families - Local schools, splash pads & events. Sports & youth clubs

For Professionals - Easy city commute. Growing local business scene

For Retirees - Arts, community & green space. Festivals, theatre, dining

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HRDHOMES_



Welcome to Acreage Living in Alberta

Wide-Open Spaces. Custom Homes. Country Comfort — Just Minutes from the City.

Why Build on an Acreage?

- Peace, privacy, and room to grow — enjoy nature, space, and serenity every day
- Only 15–20 minutes from Spruce Grove, Stony Plain & Edmonton
- Customize your dream home, shop, or hobby space
- Safe, family-friendly environment with great schools nearby
- Starry skies, fresh air, and a slower pace — with modern convenience close at hand

What You'll Love:

- **Larger lots** for pets, gardens, workshops, or outdoor living
- **No neighbors on top of you** just trees, trails, and tranquility
- **Local amenities still close by:** groceries, restaurants, schools, health care
- **Quick access to highways** for commuting or weekend getaways

Near By Communities & Services

- **Edmonton, Spruce Grove & Stony Plain** – Shopping, dining, schools, rec centers
- **Parkland County** – Permitting, rural services, and community resources
- **Oneway, Acheson, Devon** – Additional acreage-friendly options

Build the Life You Imagined

Customize Your Lifestyle - Room for garages, barns, or guest suites. Options for garden spaces or hobby farms

Balance Work & Nature - Commute to Edmonton with ease. Work from home with quiet & space

Grow With Freedom - Raise a family with room to roam. Expand your home or property over time



Living in the Region

Schools &

Education



Families in Spruce Grove, Stony Plain, and near by acreage communities benefit from strong school divisions and quality education from early years through high school.



Public, Catholic & Athletic Schools

- Served by Parkland School Division (Public) and Evergreen Catholic Schools
- Wide range of elementary, junior high, and high schools
- French immersion and alternative programming options available including athletic programs
- New public high school being built in Spruce Grove

Early Childhood & Childcare

- Numerous daycares, preschools, and early learning centres
- Community programs for toddlers and preschoolers
- Before- and after-school care options

Extra-Curricular & Support Programs

- Sports teams, arts programs, and academic clubs
- Tutoring, special needs support, and language programs
- Summer camps and leadership development opportunities

Community & Lifelong Learning

- Libraries offering storytimes, workshops, and digital resources
- Adult education classes and continuing education opportunities
- Strong community support for education and youth development

Living in the Region

Edmonton Convenience

Close to the City. Connected to It All



A Short, Easy Commute

- Just 15–25 minutes to West Edmonton via Highway 16 or Highway 16A
- Reliable routes with regular maintenance and improvements
- Access to Edmonton's public transit hubs and park-and-ride options nearby

Arts, Culture & Entertainment

- World-class museums, galleries, and theaters
- Major sports events: **NHL Oilers, CFL Elks**, and more
- Concerts, festivals, and nightlife for every taste



Shopping & Dining

- Large malls like **West Edmonton Mall — North America's largest**
- Diverse dining scene, from food trucks to fine dining
- Specialty shops, markets, and cultural cuisine experiences

Healthcare & Services

- Access to major hospitals and specialized care centers
- Wide range of professional services, including education, legal, and financial
- Numerous recreational and wellness facilities



Where We Build



Deer Park Estates Spruce Grove, AB

Why Live Here:

- **Larger homes & lots** with beautiful curb appeal. Walk out & pond backing lots available.
- **Quiet, established area** with a premium residential feel
- **Surrounded by** parks, trails, and mature trees
- **Close to major road access** for easy commuting
- **Minutes to** schools, groceries, and shopping
- **Safe**, walkable streets perfect for families and evening strolls
- **A great mix** of young families and long-term residents

Nearby Amenities:

- Jubilee **Park** & connected **trail** systems and the TransAlta Tri Leisure Centre
- Shopping, fitness, and dining **just minutes away**
- **Quick access** to Hwy 16A and 16 for trips to Edmonton or beyond

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Quick Possessions](#)



Where We Build

FENWYCK

Fenwyck Spruce Grove, AB

Why Live Here:

- **Bordered by protected** environmental reserve land
- **Miles of** wooded trails and green space right outside your door
- **Contemporary homes** with stylish architecture
- **Family-friendly neighborhood** with a fresh, new feel
- **Quick access** to commuter routes like Hwy 16 & 16A
- **A growing community** with long-term value

Nearby Amenities:

- **Easy access** to shopping, restaurants, and groceries
- **Close to** Jubilee Park, schools, and the **new baseball diamond**
- **Future school sites and parks** planned within the community
- **15 mins** to West Edmonton via Yellowhead Trail. On the east side of Spruce Grove.

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Where We Build

The
BRICKYARD
West · Stony · Plain

The Brickyard Stony Plain, AB

Why Live Here:

- **Stylish new homes** in a well-planned neighborhood
- **Brand new public school** in subdivision
- **Quick access** to schools, playgrounds, spray park, groceries, and local shops
- A **great blend** of modern living and small-town charm
- Homes **backing onto pond**
- **Strong sense** of community and neighborhood pride

Nearby Amenities:

- **Brand new Stony Plain Central School** right in the community
- **Brand New Baseball Diamonds** for the community
- **Brand New Community Rec Center** coming!
- **Close to Shikaoi Park**, arenas, and the Stony Plain Golf Course
- **Easy access to Hwy 779 and Hwy 16A** for commuters

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Where We Build



FAIRWAYS
NORTH

Fairways North *Stony Plain, AB*

Why Live Here:

- **Golf course backing lots** available which are rare and scenic
- **Large Spacious lots** and well-maintained streets
- **Great for** families, downsizers, and outdoor enthusiasts
- A **short drive to** schools, downtown, and shopping
- **Relaxed lifestyle** in a naturally beautiful setting

Nearby Amenities:

- Stony Plain **Golf Course** in your backyard
- **Minutes to** Glenn Hall Arena, sports fields, and playgrounds
- **Close to** schools, daycares, Spruce Grove and new and historic local amenities
- **Quick access** to Hwy 16A for commuters heading to Spruce Grove or Edmonton

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Where We Build

Build Your Dream Home on Acreage

Space. Privacy. Possibility — Just Beyond the City Limits.

Start with the Right Lot — or Let Us Help You Find It

Whether you've already secured land or you're still searching, we're here to guide you. We can help you:

Explore available acreages in Parkland County, Sturgeon County, and Greater Edmonton

Evaluate land suitability for home placement, access, and long-term use

Discuss key considerations like zoning, soil, services, and future development potential

We'll Handle the Details, So You Don't Have To

Building on an acreage comes with extra steps — and we're experienced in handling them:

Coordination of utility services: natural gas, electricity, water/well, septic or sewer

Support with driveway placement, drainage planning, and rough grading

Budgeting for Acreage Builds

We'll help you understand the full picture — beyond the house:

Service hook-ups and installation costs

Permit requirements and municipal fees

Grading, access roads, and landscaping needs



LET'S FIND YOU A HOME!



Spec vs. Custom Home: What's the Difference (and Which Is Right for You)?

Choosing between a spec home and a custom build? Here's what you need to know

- **Spec Home** = pre-designed & semi-built or available now!

→ Our designer has already selected gorgeous, curated finishes
→ You skip the decision fatigue and get a home that still feels custom
→ Ideal for quicker possession & stress-free selections

💛 Think: "I want style, but I don't have time to make 100 decisions."

- **Custom Build** = your vision from blueprint to doorknob

→ You choose everything—layout, finishes, flow
→ We guide you through the entire process, step by step

→ Ideal if you have a dream home in mind or want to build on acreage

💛 Think: "I know what I want, and I want to make it mine from day one."

- Both give you the HRD experience:
 - ✓ Designer-curated quality
 - ✓ Clear communication
 - ✓ 15 years of trusted craftsmanship





WHY BUILD WITH HRD

At HRD Homes, we believe building a home should be personal, guided, and grounded in trust. As a local, family-owned builder based in Alberta, we bring together professional design, experienced construction management, and a client-first process that prioritizes your lifestyle over volume.

Professional Team. Personal Touch.

HRD Homes was started by husband and wife team and has grown into a collaborative team of experienced designers, project managers, and trades who care about delivering more than just square footage. Our process is designed to be clear, streamlined, and supportive, so you feel confident at every stage—from blueprint to final reveal.

Design-Led, Not Builder-Grade

Whether you're purchasing one of our designer-curated spec homes or embarking on a fully custom build, every HRD home features elevated finishes, thoughtful layouts, and enduring quality. We believe “move-in ready” should still feel custom—and “custom” should never feel overwhelming.

Built on Integrity, Not Volume

With over 15 years of experience, we don't aim to be the biggest builder—we aim to be the most trusted. Every home we build is a reflection of the people who will live in it, and we take that seriously. That's why we limit our project load, prioritize craftsmanship, and stay hands-on where it matters most.

From City Lots to Acreages

We specialize in building across Spruce Grove, Stony Plain, and surrounding rural areas. Whether you're settling into a family-friendly neighborhood or dreaming of wide-open space, our team can guide your build from land to keys—with confidence and care.

Real Clients. Real Trust.

Our homeowners consistently share how seamless, responsive, and enjoyable their experience was—from communication to final walkthroughs. For us, it's not just about building houses—it's about building relationships.

Let's Build Your Vision

When you build with HRD, you get a team who listens, a process you can trust, and a home you'll love for years to come.



LETS CONNECT

We'd love to help you take the next step.

Whether you're just starting to explore your options or you're ready to start building, we're here to answer your questions, guide you through the process, and help you find the perfect home in the perfect community.

No pressure. Just real people, real answers, and homes designed for real life.



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