

JUDICIAL SALE

134.9 ± ACRES OF PRIME LAND

Bruderheim, AB



HIGHLIGHTS

- Located in the Town of Bruderheim in Alberta's Industrial Heartland
- Large 134.9 ± acre contiguous parcel
- Quality agricultural land
- Possible future development opportunities & zoned urban reserve

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Judicial Sale | Prime Land in Bruderheim, AB



Bruderheim Demographics



Population
1,418



Median Age
36



Avg Household Income
\$119,890



of Households
619

Property Details & Financials

LEGAL DESCRIPTION	4; 20; 56; 5; SE
CURRENT ZONING	UR (Urban Reserve)
SIZE	134.9 acres ±
SALE PRICE	\$1,100,000.00 (\$8,154/acre)
PROPERTY TAXES	\$4,215.42/YR (2025)
POSSESSION	Immediate

Drive Times



- 9 MINS TO LAMONT
- 15 MINS TO FORT SASKATCHEWAN
- 30 MINS TO SHERWOOD PARK

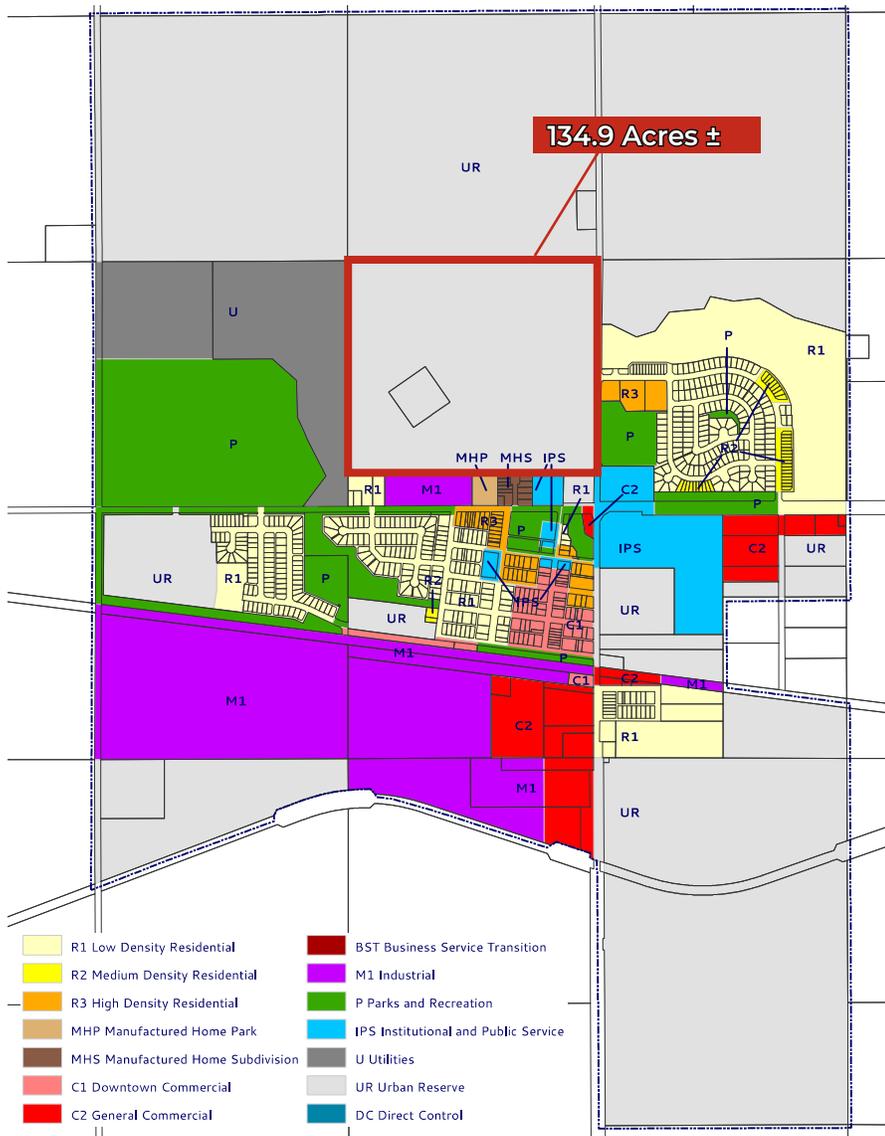


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Zoning Map | Prime Land in Bruderheim, AB



Why Bruderheim?

Located just minutes from major industrial hubs, Bruderheim offers excellent access to employment centers, affordable land prices, and a growing local economy. With extensive infrastructure already in place, this property represents a rare opportunity to secure development land in one of Alberta's most active industrial corridors. A ready-to-develop residential community, this parcel is ideally positioned to benefit from the region's economic activity.

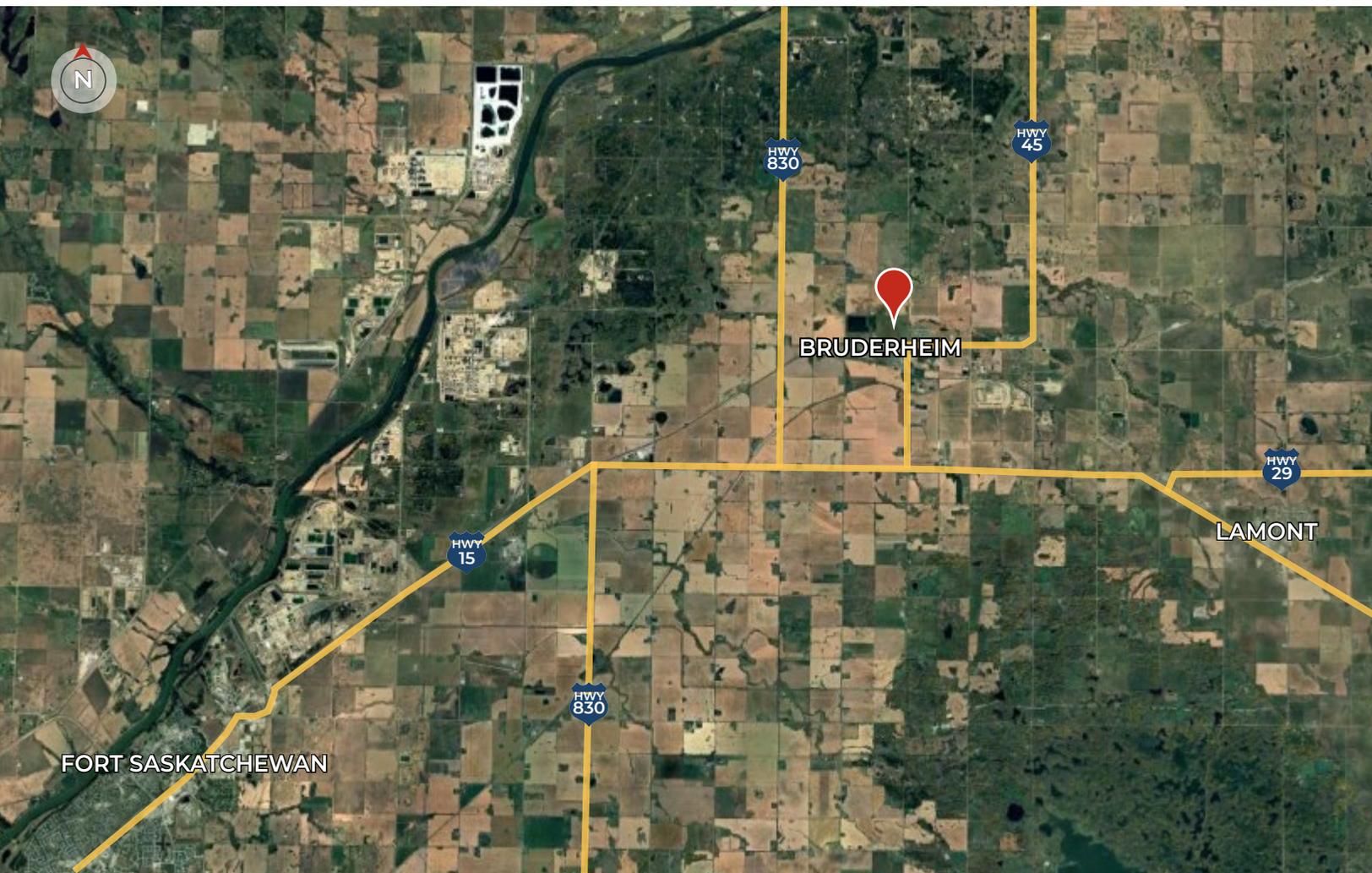


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Property Location | Prime Land in Bruderheim, AB



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