

FOR SALE

25.92 ACRES OF DEVELOPMENT LAND

52 Avenue & Range Road 205, Bruderheim, AB



Shovel Ready Residential & Commercial Land in Bruderheim

Uniquely positioned in Alberta's Industrial Heartland, this 25.92 acre \pm parcel offers a fully planned, engineered, and development-ready opportunity. With major industrial expansions nearby, including the new DOW Chemical Expansion Project, Bruderheim is poised for long-term growth. The site features customizable subdivision potential and municipal tax incentives, making it an ideal opportunity for developers, investors, and home builders.

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ROYAL PARK
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The information contained herein is believed to be correct, however does not form part of any future contract. The offering may be withdrawn at any time without notice or cause.

For Sale | Residential & Commercial Land in Bruderheim, AB



Additional Details

- \$2,000 per year in signage income
- Includes two fully serviced, home-ready lots adjacent to the site, ideal for show homes

Drive Times



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

Property Details & Financials

MUNICIPAL ADDRESS	52 Avenue & Range Road 205, Bruderheim, AB
LEGAL DESCRIPTION	Plan: 0725539; Block: 1; Lot: 1
CURRENT ZONING	UR (Urban Reserve)
PROPOSED ZONING	Low, Medium & High Density Residential + Mixed-Use Commercial
SIZE	25.92 acres ±
SALE PRICE	\$2,199,000.00 (\$84,838/acre)
PROPERTY TAXES	\$2,269.10/YR (2025)
POSSESSION	Immediate

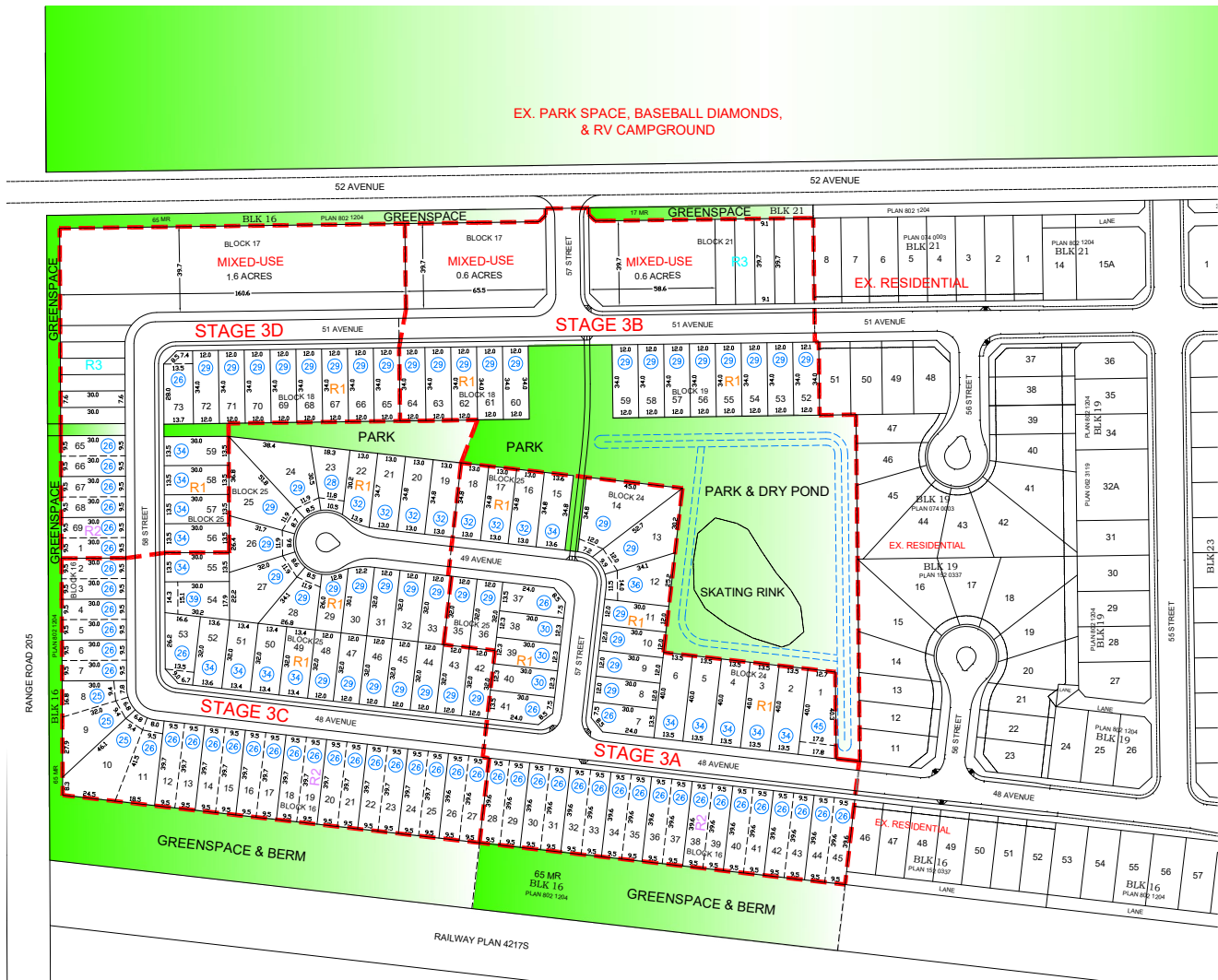


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Site Plan | Residential & Commercial Land in Bruderheim, AB



Bruderheim Demographics



Population
1,418



Median Age
36



Avg Household Income
\$119,890



of Households
619

Bruderheim offers a full range of amenities for families and residents, including:

- Community Centre & Business Centre
- Arena & Outdoor Rink
- Ball Diamonds & Soccer Fields
- Agricultural Grounds & Heritage Trail
- Playgrounds, Parks & Museum
- Restaurants, Grocery Store, Post Office, Library, Gas Stations
- Close proximity to Elk Island National Park

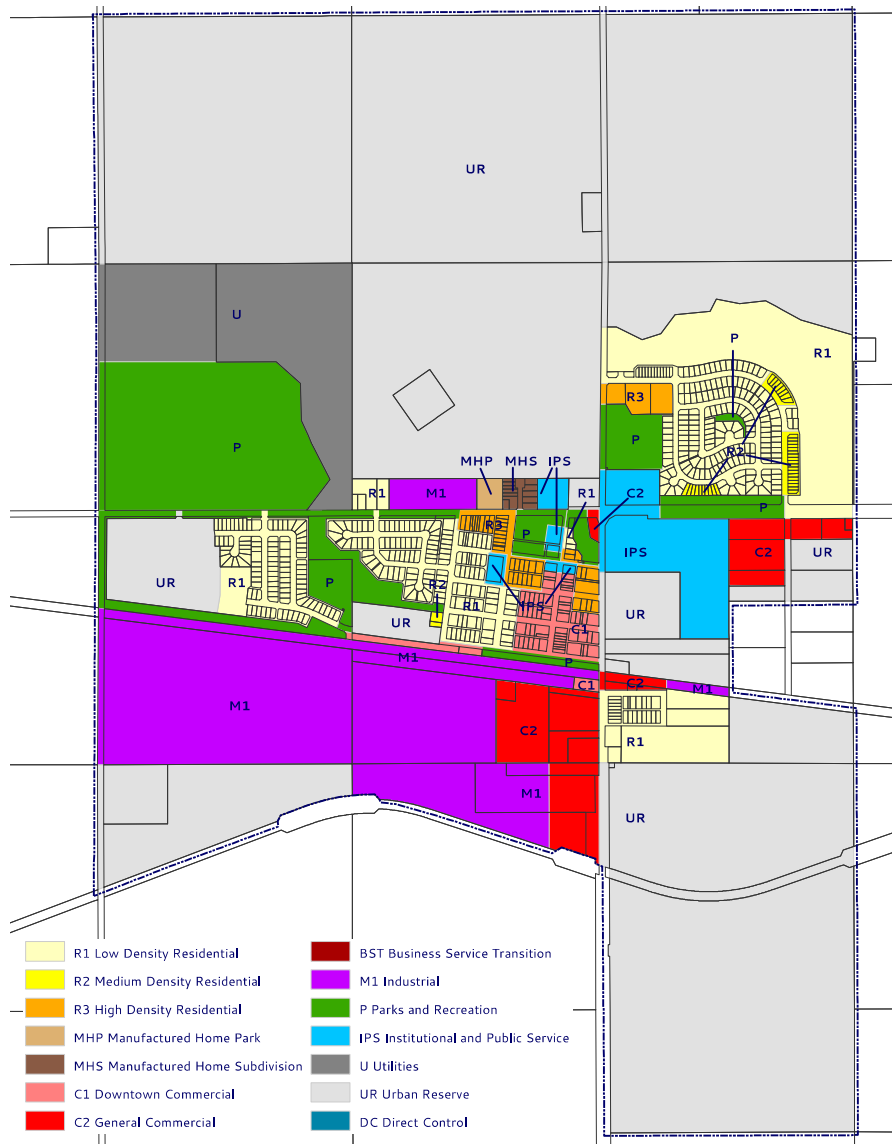


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Zoning Map | Residential & Commercial Land in Bruderheim, AB



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 | Residential & Commercial Land in Bruderheim, AB



CONTACT OUR TEAM:



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