

# 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 ± 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.

#### ERIC STANG

Partner, Associate

780.667.9605

eric@royalparkrealty.com

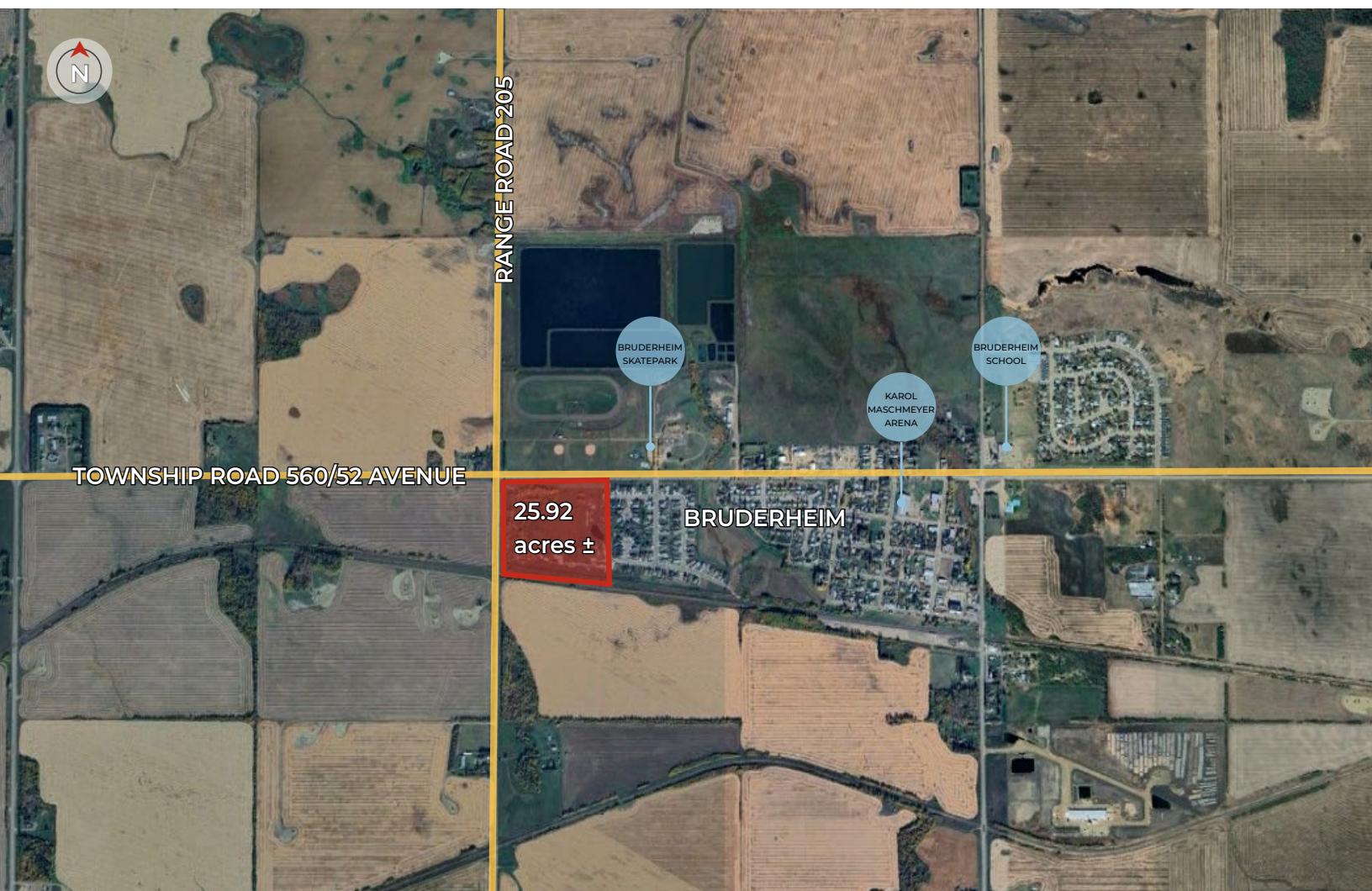


ROYAL PARK  
REALTY™

T 780.448.0800 F 780.426.3007  
#201, 9083 51 Avenue NW Edmonton, AB T6E 5X4

[royalparkrealty.com](http://royalparkrealty.com)

# 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 ( <a href="#">Urban Reserve</a> )
PROPOSED ZONING	<a href="#">Low, Medium &amp; High Density Residential + Mixed-Use Commercial</a>
SIZE	25.92 acres ±
SALE PRICE	<b>\$2,199,000.00 (\$84,838/acre)</b>
PROPERTY TAXES	\$2,269.10/YR (2025)
POSSESSION	Immediate

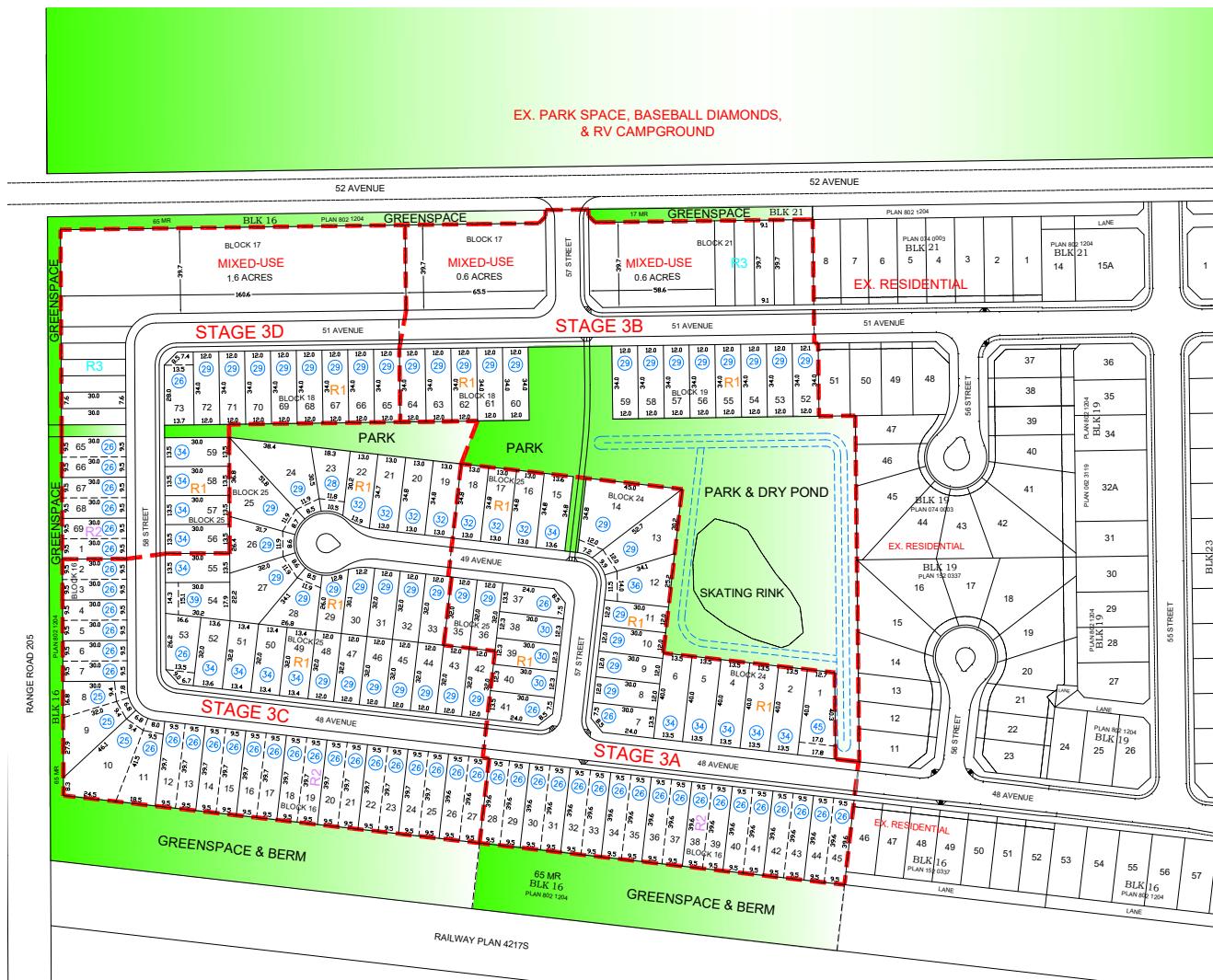


ROYAL PARK  
REALTY™

T 780.448.0800 F 780.426.3007  
#201, 9083 51 Avenue NW Edmonton, AB T6E 5X4

[royalparkrealty.com](http://royalparkrealty.com)

# 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*

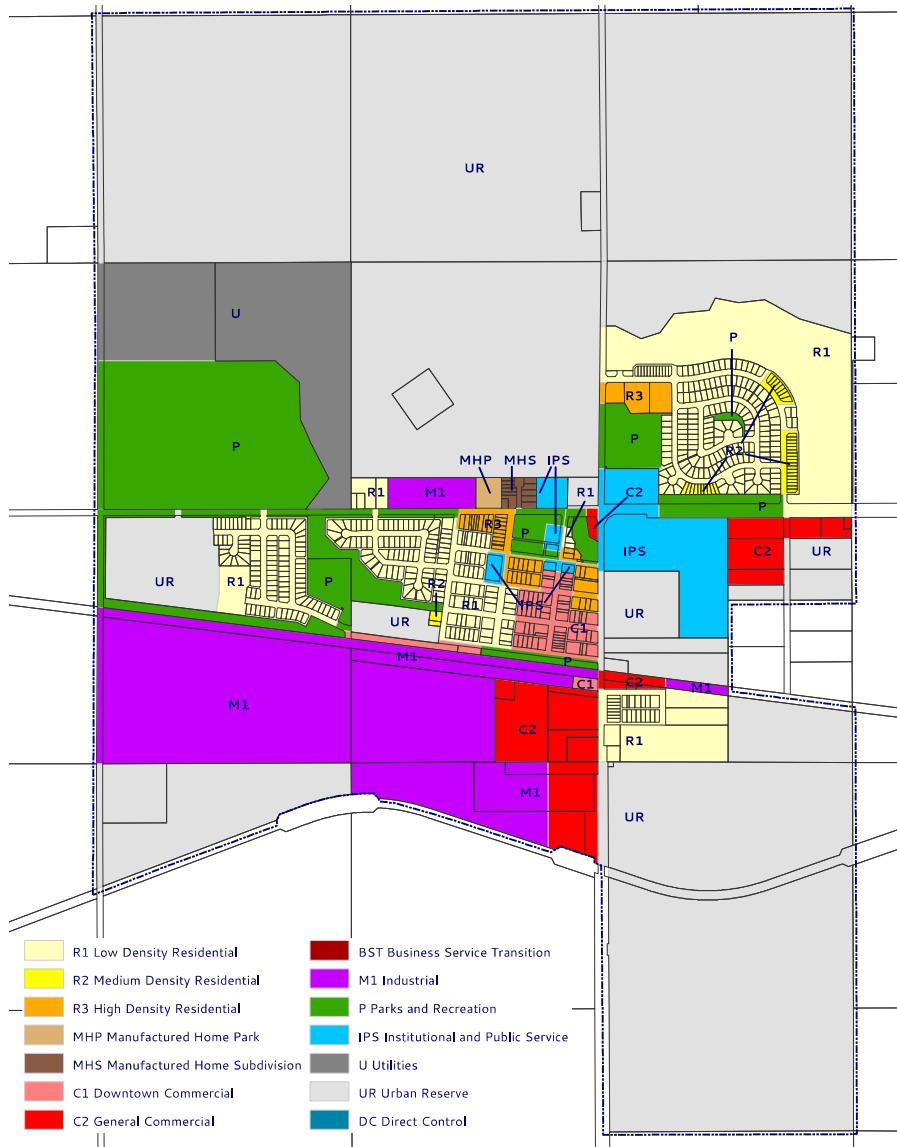


# ROYAL PARK REALTY™

**T** 780.448.0800 **F** 780.426.3007  
#201, 9083 51 Avenue NW Edmonton, AB T6E 5X4

royalparkrealty.com

# 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.



**ROYAL PARK  
REALTY™**

T 780.448.0800 F 780.426.3007  
#201, 9083 51 Avenue NW Edmonton, AB T6E 5X4  
[royalparkrealty.com](http://royalparkrealty.com)

## Property Location | Residential & Commercial Land in Bruderheim, AB



### CONTACT OUR TEAM:



#### ERIC STANG

Partner, Associate  
780.667.9605  
eric@royalparkrealty.com



#### JOANNA LEWIS

Associate  
780.423.7580  
joanna@royalparkrealty.com



**ROYAL PARK  
REALTY™**

T 780.448.0800 F 780.426.3007  
#201, 9083 51 Avenue NW Edmonton, AB T6E 5X4

[royalparkrealty.com](http://royalparkrealty.com)