

FOR SALE

25.92 ACRES OF DEVELOPMENT LAND

52 Avenue & Range Road 205, Bruderheim, AB



PRICE FURTHER REDUCED

VTB FINANCING AVAILABLE

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.

ERIC STANG

Partner, Associate

C 780.667.9605

eric@royalparkrealty.com

JOANNA LEWIS

Senior Transaction Manager

T 780.423.7580

joanna@royalparkrealty.com



**ROYAL PARK
REALTY™**

T 780.448.0800 **F** 780.426.3007
#201, 9038 51 Avenue NW Edmonton, AB T6E 5X4

royalparkrealty.com

For Sale | Residential & Commercial Land in Bruderheim, AB



Additional Detail

- \$2,000 per year in signage income

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) \$2,089,050.00 (\$80,596/acre) \$1,811,808.00 (\$69,900/acre)
PROPERTY TAXES	\$2,269.10/YR (2025)
POSSESSION	Immediate

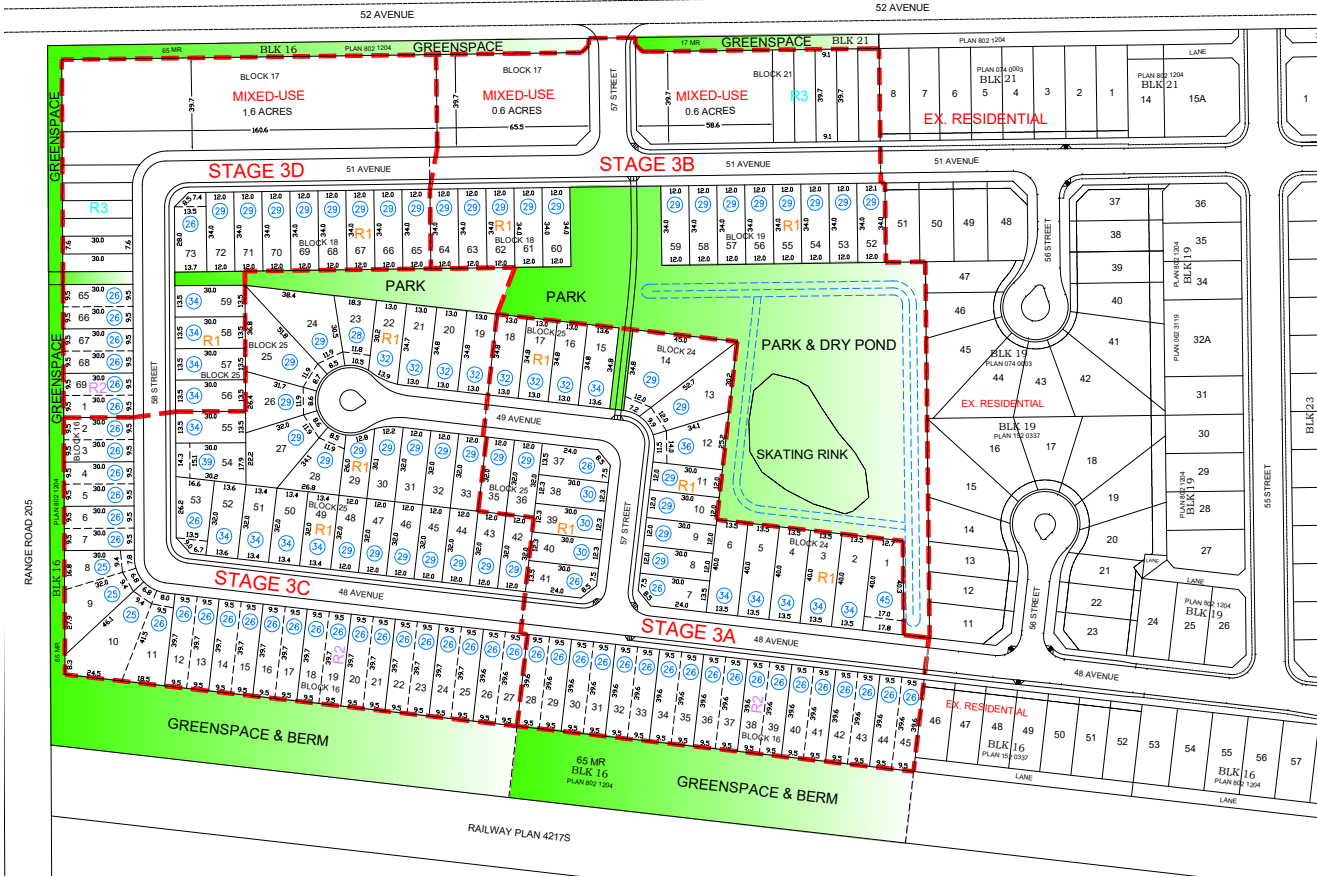
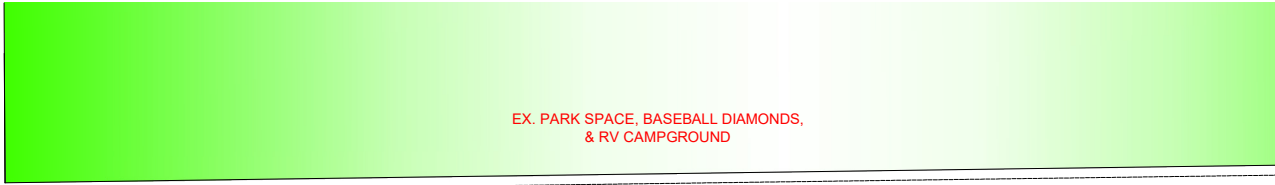


ROYAL PARK
REALTY™

T 780.448.0800 F 780.426.3007
#201, 9038 51 Avenue NW Edmonton, AB T6E 5X4

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

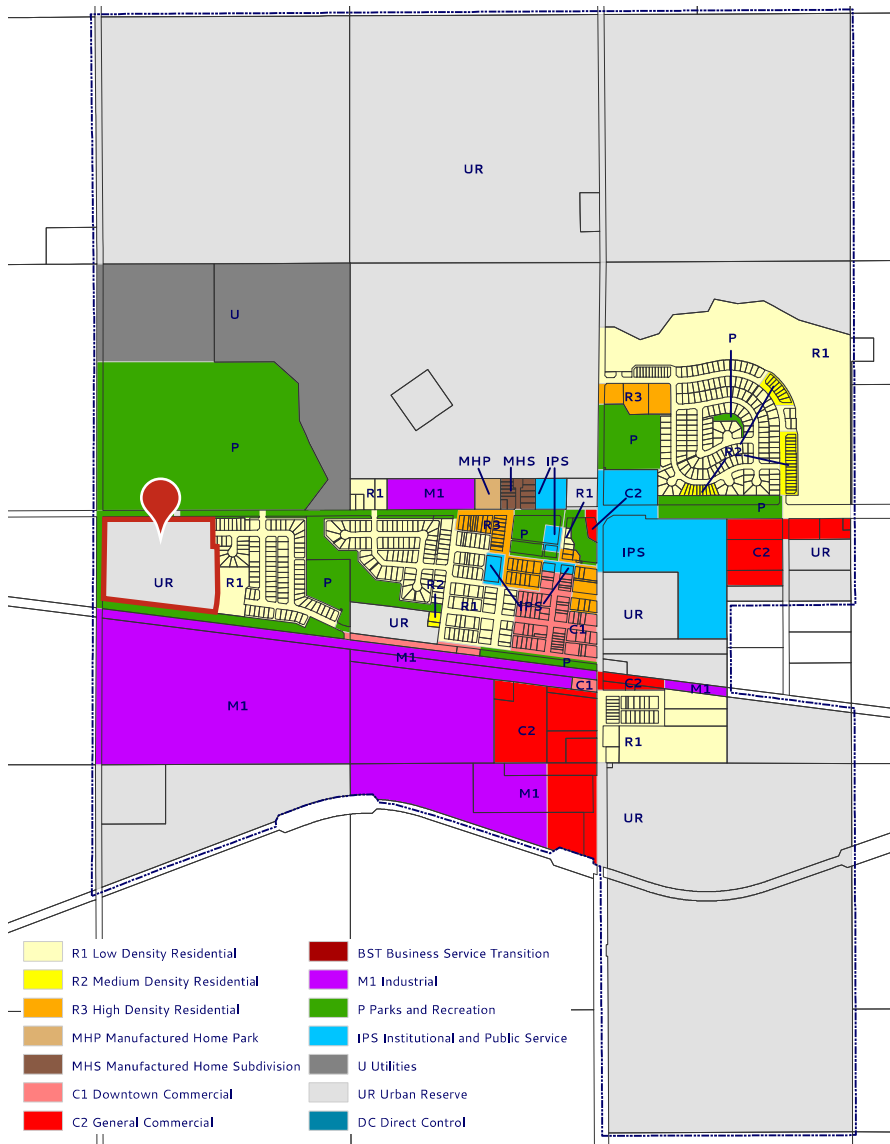


**ROYAL PARK
REALTY™**

T 780.448.0800 F 780.426.3007
#201, 9038 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, 9038 51 Avenue NW Edmonton, AB T6E 5X4

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

Senior Transaction Manager
780.423.7580
joanna@royalparkrealty.com



**ROYAL PARK
REALTY™**

T 780.448.0800 F 780.426.3007
#201, 9038 51 Avenue NW Edmonton, AB T6E 5X4

royalparkrealty.com