



## TWP 560 RR205 Bruderheim AB

\$2,900,000

Located in the middle of the Alberta Industrial Heartland within the Town of Bruderheim & in the West Woodlands Subdivision is a 25.8 acres shovel ready parcel of land. Planning and Engineering is approved for 80 single family lots, 50 duplex lots, 11 townhouse lots and 2.8 Acres of commercial/mixed-use development and the plan can still be customized. Stages of development 3A 6.0acres, Stage 3B 7.6 acres, Stage 3C 7.4 acres, Stage 3D 4.8 acres . Construction can be staged with minimal offsite improvements to not hinder the initial stage. Fully serviced - water, sewer. power, natural gas and high speed internet at two roadway connections. Two serviced lots included in sale for show home purposes. The site is across from the town sports grounds, campground & skate park. Bruderheim is approximately 20 kms from Fort Saskatchewan & 47 kms to the Anthony Henday. Also within easy commuting distance to numerous plants. Added bonus is the Town offering a 3 year property tax savings program for new builds.

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

irene@zucht.ca  
<http://www.zucht.ca>

**RE/MAX ELITE**

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Phone: 780-406-4000  
Fax:  
[executive@eliterealestate.ca](mailto:executive@eliterealestate.ca)