



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**52 Avenue Range Road 20
Bruderheim, Alberta**

MLS # A2274177



\$2,199,000

Division: Bruderheim

Lot Size: 25.92 Acres

Lot Feat: -

By Town: -

LLD: 32-55-20-W4

Zoning: UR

Water: -

Sewer: -

Utilities: -

lick brochure link for more details** Shovel Ready Residential & Commercial Land in Bruderheim. Uniquely positioned in the heart of 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, a strong proforma, and municipal tax incentives, making it an ideal opportunity for developers, investors, and home builders.