

# FOR SALE

## RESIDENTIAL DEVELOPMENT LAND

Camrose, AB



127.82 ACRES ±

CAMROSE  
GOLF COURSE

VICTORIA PARK  
NEIGHBOURHOOD

**PRICE REDUCED**

### Exceptional Opportunity in a Thriving Regional Hub

Discover an exciting investment opportunity in Camrose, Alberta, a growing and vibrant community of over 20,000 residents and a trading area of more than 150,000.

Whether you're a developer, home builder, or investor, this property represents a rare opportunity to shape the next phase of residential growth in one of Alberta's most desirable communities.

**ERIC STANG**

Partner, Associate

780.667.9605

[eric@royalparkrealty.com](mailto: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)

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 The offering may be withdrawn at any time without notice or cause.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 Development Land in Camrose, AB



127.82 ACRES ±

68 STREET

48 AVENUE

CAMROSE GOLF COURSE

MIRROR LAKE PARK

## Nearby Retailers

- Walmart
- Safeway
- RONA
- Superstore
- Canadian Tire
- Anytime Fitness
- Shoppers Drug Mart
- Winners

## Amenities

- Camrose Golf Course
- Mirror Lake Park
- Encana Arena
- Chuck MacLean Arts Centre
- Bailey Theatre
- Camrose Regional Exhibition
- Community Centre
- Aquatics Centre

## Property Details & Financials

|                   |  |
|-------------------|--|
| LEGAL DESCRIPTION | 4; 20; 47; 4; NE   |
| CURRENT ZONING    | UR ( <a href="#">Urban Reserve</a> )   |
| PROPOSED ZONING   | R1 ( <a href="#">Low, Density Residential</a> )<br>I ( <a href="#">School Site</a> ) |
| SIZE              | 127.82 acres ±   |
| SALE PRICE        | \$2,299,000 ( <del>\$17,986/acre</del> )<br><b>\$2,184,050 (\$17,086/acre)</b>       |
| OFFSITE LEVIES    | \$322,100/ha   |

## Why Camrose?

Camrose offers the perfect blend of small town charm and big city convenience. With continuous growth, diverse industries, and a strong sense of community, it's an ideal place to live, work, and invest.

## Drive Times



- 25 MINS TO HAY LAKES
- 30 MINS TO WETASKIWIN
- 45 MINS TO BEAUMONT
- 50 MINS TO LEDUC



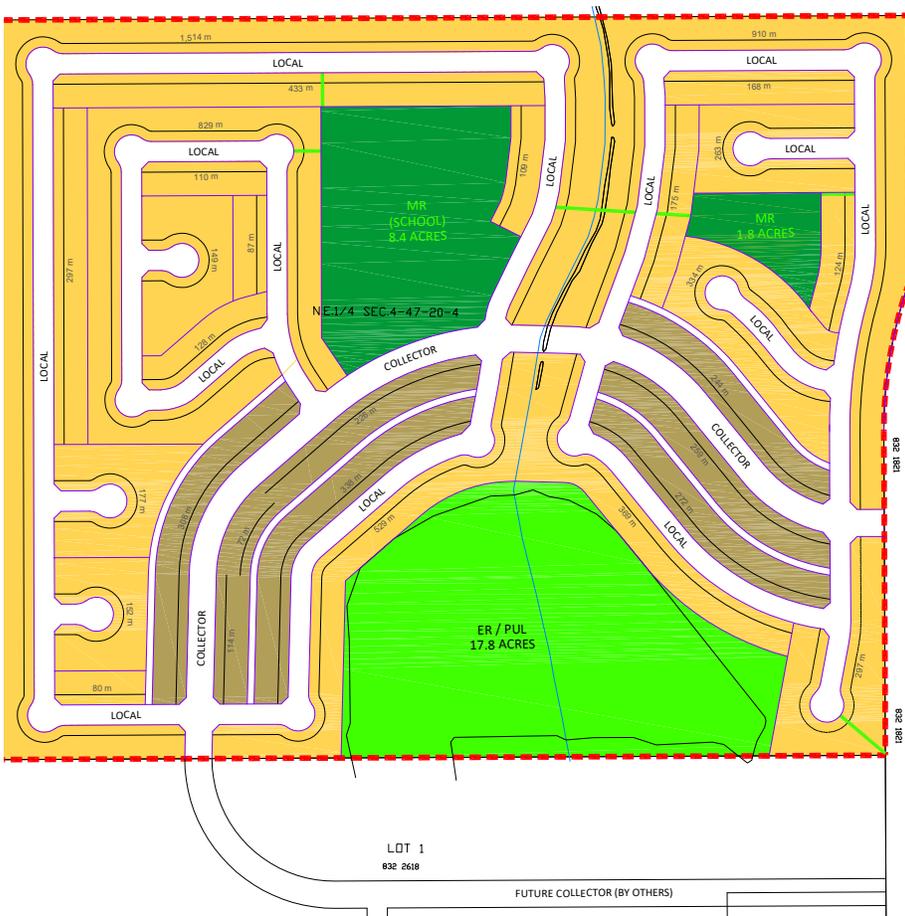
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# Site Plan | Residential Development Land in Camrose, AB



## Camrose Demographics

(2024)



Population  
**20,587**

(2.35% annual growth)



Median Age  
**43**



Average Household Income  
**\$102,020**



Building Permits  
**154**  
(up 40% year-over-year)



Land Title Transfers  
**482**

### Strong Economic Foundation

Camrose is surrounded by productive agricultural lands and continues to expand in the value-added agriculture and manufacturing sectors. The city's skilled labor pool, innovative industries, and commitment to sustainable growth make it a magnet for forward-thinking investors.

### Health Care

As one of Alberta's leaders in rural health care, Camrose offers an extensive network of medical professionals, a major hospital, and a Primary Care Network (PCN). The city's strong health sector supports both its growing population and new business development opportunities.

### Education

Camrose offers outstanding educational opportunities at every level, with numerous schools complemented by two renowned post-secondary institutions, the University of Alberta Augustana Campus and the Canadian Lutheran Bible Institute. This strong academic foundation fosters a vibrant learning environment and provides a steady pipeline of skilled graduates for local employers.



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## Property Location | Residential Development Land in Camrose, AB



Strategically located in the heart of central Alberta, Camrose serves as a regional center for business, health care, education, recreation, and culture. With strong demographic trends driving demand, now is the time to explore this exceptional residential development parcel in Camrose.

### CONTACT OUR TEAM:



**ERIC STANG**

Partner, Associate

780.667.9605

[eric@royalparkrealty.com](mailto:eric@royalparkrealty.com)



**JOANNA LEWIS**

Associate

780.423.7580

[joanna@royalparkrealty.com](mailto:joanna@royalparkrealty.com)



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