

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

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ROYAL PARK
REALTY™

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#201, 9038 51 Avenue NW Edmonton, AB T6E 5X4

royalparkrealty.com

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 (Urban Reserve) |
| PROPOSED ZONING | R1 (Low, Density Residential) I (School Site) |
| SIZE | 127.82 acres ± |
| SALE PRICE | \$2,299,000 (\$17,986/acre) \$2,184,050 (\$17,086/acre) |
| 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

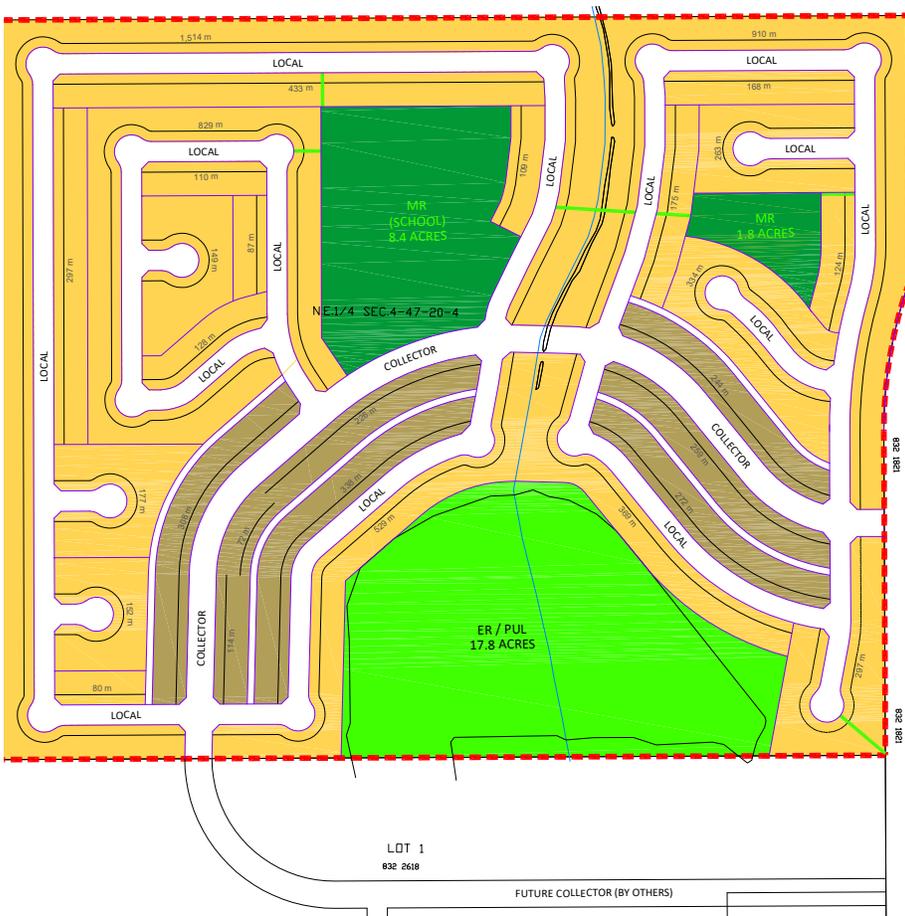


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Site Plan | Residential Development Land in Camrose, AB



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:



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