

FOR SALE

± 118.61 ACRES

FUTURE DEVELOPMENT LANDS

In Fort Saskatchewan, AB

Property Highlights

- Predominantly slated residential
- Gorgeous ravine views all along western boundary
- Potential opportunity to join adjacent Area Structure Plan under development
- Excellent Highway 21 exposure
- Extremely close to Fort Saskatchewan's existing development
- Generally flat topography and ongoing farming potential
- Nearby amenities include: Walmart, Canadian Tire, Dow Centennial Centre, Fort Saskatchewan Community Hospital, Starbucks and more!

[View Google Map](#) [Location View](#)
[Google Street View](#)

\$4,625,790.00

~~**\$7,100,000.00**~~

SALE PRICE

\$39,000.00

~~**\$59,860.05**~~

PER ACRE

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PROPERTY DETAILS

Municipality:	Fort Saskatchewan, AB
Alberta Land Title Numbers:	942 391 904 +1
Size:	±118.61 Acres
Zoning:	(AG-S) Agricultural General South
Short Legal:	4-23-54-13 SE



DEVELOPMENT STAGING

