

## \$3,950,000 - 4-22-54- 21-sw, Fort Saskatchewan

MLS® #E4376400

**\$3,950,000**

0 Bedroom, 0.00 Bathroom,  
Single Family on 271.34 Acres

None, Fort Saskatchewan, AB

271.34 Acres. Roughly 20 acres within Fort Saskatchewan slated for residential development. Extreme proximity to existing development. Minutes from Walmart, Canadian Tire, Dow Centennial Centre, Fort Saskatchewan Community Hospital, Starbucks, and more! Relatively flat land. Ongoing farming potential Great access to both 111.34 and 160 acre parcel. Properties can potentially be purchased separately. Buyer's to confirm information during their due diligence. Zoning: (AG) Agricultural; General (AG-S) Agricultural General South. Information herein and auxiliary information subject to becoming outdated in time, change, and/or deemed reliable but not guaranteed. Buyer to confirm information during their Due Diligence.



### Essential Information

|           |                 |
|-----------|-----------------|
| MLS® #    | E4376400        |
| Price     | \$3,950,000     |
| Bathrooms | 0.00            |
| Acres     | 271.34          |
| Type      | Single Family   |
| Sub-Type  | Vacant Lot/Land |
| Status    | Active          |

### Community Information

|         |                |
|---------|----------------|
| Address | 4-22-54- 21-sw |
|---------|----------------|

|             |                   |
|-------------|-------------------|
| Area        | Fort Saskatchewan |
| Subdivision | None              |
| City        | Fort Saskatchewan |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T8L 2T1           |

## Exterior

Exterior Features    See Remarks

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | March 6th, 2024 |
| Days on Market | 536             |
| Zoning         | Zone 62         |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 23rd, 2025 at 10:32pm MDT