

\$3,950,000 - 4-22-54-20- Sw, Fort Saskatchewan

MLS® #E4379718

\$3,950,000

0 Bedroom, 0.00 Bathroom,
Single Family on 278.00 Acres

None, Fort Saskatchewan, AB

276 Acres. This sale is for 25% ownership of 276 acres. The Buyer will form part of a joint venture agreement partly with an affiliate of Qualico Communities (50% ownership). Qualico Communities is one of Edmonton's biggest and strongest developers. Shares are being offered at ~25% off the appraised value. Largely slated for residential development. Located in the Southfort Area Structure Plan. Nearby amenities include: Walmart, Canadian tire, Dow Centennial Centre, Fort Saskatchewan Community Hospital, Starbucks and much more. Municipality: Fort Saskatchewan, Alberta; Alberta Land Title Numbers: 062078533001 and 062078533, Zoning: (UR) Urban Reserve. Information herein and auxiliary information subject to becoming outdated in time, change, and/or deemed reliable but not guaranteed.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® # | E4379718 |
| Price | \$3,950,000 |
| Bathrooms | 0.00 |
| Acres | 278.00 |
| Type | Single Family |
| Sub-Type | Vacant Lot/Land |

Status Active

Community Information

Address 4-22-54-20- Sw
Area Fort Saskatchewan
Subdivision None
City Fort Saskatchewan
County ALBERTA
Province AB
Postal Code T6N 0B2

Exterior

Exterior Features See Remarks

Additional Information

Date Listed March 29th, 2024
Days on Market 397
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 April 30th, 2025 at 1:32am MDT