

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

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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 Information herein and auxiliary information subject to becoming outdated in time, change, and/or deemed reliable but not guaranteed.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        398  
Zoning                    Zone 62

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Listing information last updated on May 1st, 2025 at 2:47am MDT