

## \$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 Information herein and auxiliary information subject to becoming outdated in time, change, and/or deemed reliable but not guaranteed.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	560
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 September 16th, 2025 at 9:31pm MDT