

## **\$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 Information herein and auxiliary information subject to becoming outdated in time, change, and/or deemed reliable but not guaranteed.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        396  
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 29th, 2025 at 3:32am MDT