

## **\$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 Information herein and auxiliary information subject to becoming outdated in time, change, and/or deemed reliable but not guaranteed.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 492  
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 3rd, 2025 at 7:02am MDT

