



## 4-22-54- 21-SW Fort Saskatchewan AB

\$3,950,000

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 Information herein and auxiliary information subject to becoming outdated in time, change, and/or deemed reliable but not guaranteed.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

Listing Presented By:



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