



## 4-23-54- 13-SE Fort Saskatchewan AB

\$7,100,000

118.61 Acres. Predominantly slated residential. Gorgeous ravine views all along western boundary. Potential opportunity to join adjacent Area Structure Plan under development. Excellent Highway 21 exposure. Extremely close to Fort Saskatchewan's existing development. Generally flat topography and ongoing farming potential. Nearby amenities include: Walmart, Canadian Tire, Dow Centennial Centre, Fort Saskatchewan Community Hospital, Starbucks and more! Municipal Address: Fort Saskatchewan, AB, Alberta Land Title: 952 391 904+1, Zoning: (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 Information herein and auxiliary information subject to becoming outdated in time, change, and/or deemed reliable but not guaranteed.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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