

TENTATIVE PLAN

SHOWING SUBDIVISION OF

LOT 100, BLK.10, PLAN 242 1742

IN THE

S.E.1/4 SEC.19, TWP.54, RGE.22, W. 4M.

FORT SASKATCHEWAN, ALBERTA

SCALE 1:600 2024 R.W. SIMPSON, A.L.S.
10m 0 10 20 30 40m



NOTES:

- DISTANCES ARE APPROXIMATE AND ARE IN METRES AND DECIMALS THEREOF.
- AREA DEALT WITH BOUNDED THUS.



2107 - 87th Avenue N.W. | Edmonton AB, T6P 3L5 | T 780.464.5506 | F 780.464.4450 | hagensurveys.com
Your comprehensive surveying partner.

SURVEYOR'S STAMP



CALCULATED BY:	--	DRAWN BY:	E.S.D.
DATE:	NOVEMBER 27, 2024	REVISED:	--
DRAWING:	241362T	FILE NO.:	241362

SOUTHRIDGE BOULEVARD

68.51

87.51

19.40

8.49

S.E.1/4 SEC.19-54-22-4

135.01

LOT 100A
1.061 ha

MEADOWVIEW

37.91

Fort Saskatchewan Alberta

South Fort

\$799,000

GREENFIELD LINK

123.01

48.61



RE/MAX Kelowna
100-1553 Harvey Avenue
Kelowna, BC,
Canada

Exceptional Opportunity to own a prime piece of property in the very centre of the biggest growth node in Fort Saskatchewan. Situated beside established premium built homes and near the new outdoor rink, while across the street from largest multi-family complex being constructed in the City and sharing the intersection to the future home of a new school, this parcel is PRIME REAL ESTATE! Even better, as a half acre parcel, this has the advantage of a parking lot agreement with the adjoining property which is a forth coming church. Meaning you have access to ample parking, registered on title, and CAN MAXIMIZE YOUR BUILD to give you more earning potential. SERVICED lot with parking lot and approaches covered not at your expense. The potential for this half-acre lot includes constructing a building with an 8,000 sqft footprint, potential up to three stories for a total of 24,000 sqft. All new construction is subject to city zoning bylaws, setbacks, and approvals. (id:6769)

Shayne P. Sharpe

Royal LePage Noralta Real Estate

Phone: (780) 446-6772

<http://www.sharpehomes.ca/>

