



## Fort Saskatchewan Alberta

\$4,400,000

UNLOCK YOUR IDEAL INVESTMENT OPPORTUNITY! On this PRIME 11 ACRE Property in the city of Fort Saskatchewan Annual Revenue of \$35,000. A stable income with the property currently yielding an impressive \$35,000 annually. Zoned Urban Reserve & Low Property Taxes, ensuring a seamless and cost-effective investment venture. Future-Proof Investment! The property's value is poised for a substantial increase, promising a secure and lucrative financial future. Unique Acreage Living Within the City! The tranquility of acreage living combined with the convenience of city amenities! Subdividable for Commercial Development, tap into the potential for commercial development. Subdivide this gem for a generous return on your initial investment. Perfect for Group Investors, an ideal opportunity for group investment, pooling resources for mutual success Prime Highway Frontage Exposure! Valuable highway frontage exposure, one of the last few opportunities like this! Invest in the future. See REALTOR Website for more info. (id:6769)

Family room 16'4" x 25'3"

Bedroom 3 16'1" x 10'5"

Bedroom 4 12'7" x 7'1"

Other 5'7" x 7'3"

Other 8'3" x 3'0"

Living room 16'3" x 32'3"

Dining room 15'10" x 10'9"

Kitchen 15'5" x 10'5"

Primary Bedroom 12'5" x 14'0"

Bedroom 2 10'4" x 10'1"

Laundry room Measurements not available

Sunroom Measurements not available

Listing Presented By:



Originally Listed by:  
Exp Realty

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



Royal

**Lepage Parkside Realty**

PO Box 930; 9925 Main St,  
Summerland, BC,

Phone: (250) 462-4888  
info@joepeters.ca

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.