$350,000 - 9803 103 Street, Fort Saskatchewan
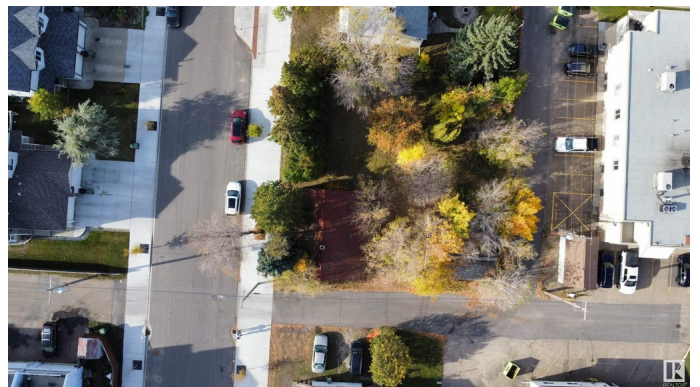
MLS® #E4435920

$350,000

0 Bedroom, 0.00 Bathroom,
Single Family on 0.00 Acres

Old Fort Saskatchewan, Fort Saskatchewan, AB

Attention Investors. Imagine the possibilities! Outstanding Development Opportunity in Fort Saskatchewan. Prime development opportunity with 2 LOTS ON ONE TITLE 9/10. Conveniently located in the heart of Old Fort Saskatchewan, just steps away from the core. Featuring alleyways on both the back sides and a wide street with diagonal parking, this prime location is enhanced by newer developments around it, including half-duplexes built in 2007 across the street. The area is zoned MU-D (Mixed Use Downtown), allowing for a variety of permitted and discretionary uses, as detailed in the listing photos. There are three lots are available on two titles, see listing for 9805 103 St for details on the third lot Please note, the current structure is non-conforming. Each lot measures approximately 33' x 100' Buyer to determine appropriate land use.

Essential Information

MLS® #	E4435920
Price	$350,000
Bathrooms	0.00
Acres	0.00
Type	Single Family
Sub-Type	Vacant Lot/Land

| Status | Active |

Community Information

Address	9803 103 Street
Area	Fort Saskatchewan
Subdivision	Old Fort Saskatchewan
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 2C7

Exterior

| Exterior Features | Back Lane, Corner Lot, Flat Site |

Additional Information

Date Listed	May 12th, 2025
Days on Market	85
Zoning	Zone 62