

## \$225,000 - 9805 103 Street, Fort Saskatchewan

MLS® #E4454251

**\$225,000**

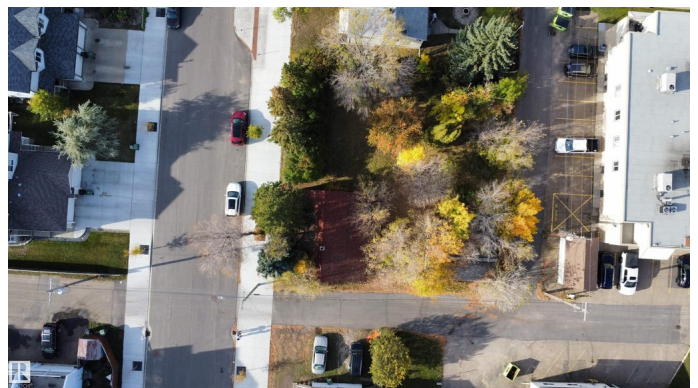
0 Bedroom, 0.00 Bathroom,  
Single Family on 0.00 Acres

Old Fort Saskatchewan, Fort Saskatchewan,  
AB

Attention Investors. Imagine the possibilities! Outstanding Development Opportunity in Fort Saskatchewan. Prime development opportunity. 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 9803 103 St for details on the other two lots. Please note, Each lot measures approximately 33' x 100' Buyer to determine appropriate land use.

### Essential Information

|           |                 |
|-----------|-----------------|
| MLS® #    | E4454251        |
| Price     | \$225,000       |
| Bathrooms | 0.00            |
| Acres     | 0.00            |
| Type      | Single Family   |
| Sub-Type  | Vacant Lot/Land |
| Status    | Active          |



**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 9805 103 Street       |
| Area        | Fort Saskatchewan     |
| Subdivision | Old Fort Saskatchewan |
| City        | Fort Saskatchewan     |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T8L 2C7               |

**Exterior**

Exterior Features   Flat Site

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 21st, 2025 |
| Days on Market | 7                 |
| Zoning         | Zone 62           |

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Listing information last updated on August 27th, 2025 at 11:02pm MDT