# \$350,000 - 9803 103 Street, Fort Saskatchewan

MLS® #E4435920

## \$350,000

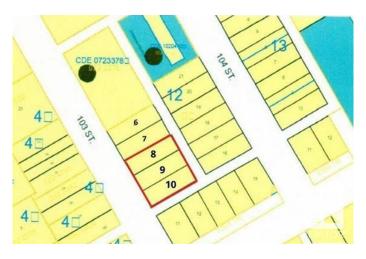
0 Bedroom, 0.00 Bathroom, Single Family on 0.00 Acres

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 42

Zoning Zone 62

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Listing information last updated on June 23rd, 2025 at 7:17am MDT