

## \$4,775,500 - 8520 94 Street, Fort Saskatchewan

MLS® #E4386852

**\$4,775,500**

0 Bedroom, 0.00 Bathroom,  
Land Commercial on 0.00 Acres

South Pointe, Fort Saskatchewan, AB

Multi-family 3.43 acre development parcel AND NOW INCLUDING 31 TOWNHOME LOTS READY FOR DEVELOPMENT for sale in Fort Saskatchewan! Sitting adjacent to Fort Saskatchewan Community Hospital this parcel is zoned RML (Low Density Multiple Residential) which allows for housing types including duplexes, townhomes and low rise apartment buildings. Close proximity to major shopping centre, recreational facilities and several parks/greenspaces. SouthPointe in Fort Saskatchewan is a family-friendly community that offers a mix of modern conveniences and small-town charm, making it a great place to live for families, young professionals and retirees alike. It's located 30 minutes away from Edmonton, providing easy access to the larger city while maintaining a quieter, suburban feel. The community features a variety of home types, including single-family homes, townhomes and quick possession homes with diverse architectural styles.



### Essential Information

|           |             |
|-----------|-------------|
| MLS® #    | E4386852    |
| Price     | \$4,775,500 |
| Bathrooms | 0.00        |
| Acres     | 0.00        |

|        |                 |
|--------|-----------------|
| Type   | Land Commercial |
| Status | Active          |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 8520 94 Street    |
| Area        | Fort Saskatchewan |
| Subdivision | South Pointe      |
| City        | Fort Saskatchewan |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T8L 0C2           |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 10th, 2024 |
| Days on Market | 356            |
| Zoning         | Zone 62        |

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Listing information last updated on May 1st, 2025 at 6:02pm MDT