

## \$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        95  
Zoning                    Zone 62

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)  
Listing information last updated on August 15th, 2025 at 5:32pm MDT