

## \$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 100  
Zoning Zone 62

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Listing information last updated on August 19th, 2025 at 11:32pm MDT