

# \$2,950,000 - 206 Southridge Boulevard, Fort Saskatchewan

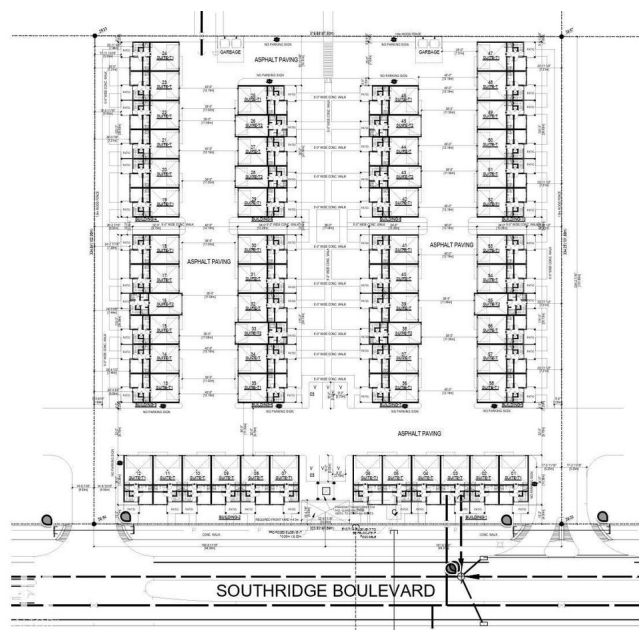
MLS® #E4455168

**\$2,950,000**

0 Bedroom, 0.00 Bathroom,  
Land Commercial on 0.00 Acres

South Fort, Fort Saskatchewan, AB

Prime 2.45-acre development site in Fort Saskatchewan, located in a brand-new community surrounded by quality new construction homes. Zoned as a commercial mixed use district, this property is offered with the Development Permit (DP) for 58 rental townhomes—an ideal project for builders and investors seeking scale and financing efficiency. Fort Saskatchewan continues to experience steady growth, supported by proximity to Edmonton, major industrial employers, and strong rental demand. A rare opportunity to acquire a shovel-ready multifamily site in a prime location, delivering much-needed housing and excellent long-term value.



## Essential Information

|           |                 |
|-----------|-----------------|
| MLS® #    | E4455168        |
| Price     | \$2,950,000     |
| Bathrooms | 0.00            |
| Acres     | 0.00            |
| Type      | Land Commercial |
| Status    | Active          |

## Community Information

|         |                          |
|---------|--------------------------|
| Address | 206 Southridge Boulevard |
|---------|--------------------------|

|             |                   |
|-------------|-------------------|
| Area        | Fort Saskatchewan |
| Subdivision | South Fort        |
| City        | Fort Saskatchewan |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T8L 0P6           |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 27th, 2025 |
| Days on Market | 27                |
| Zoning         | Zone 62           |

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Listing information last updated on September 23rd, 2025 at 1:32pm MDT