

# \$699,900 - Greenfield Link And Southridge Blvd, Fort Saskatchewan

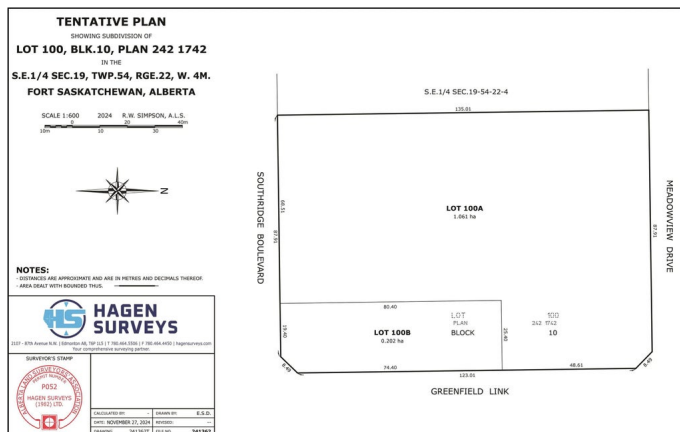
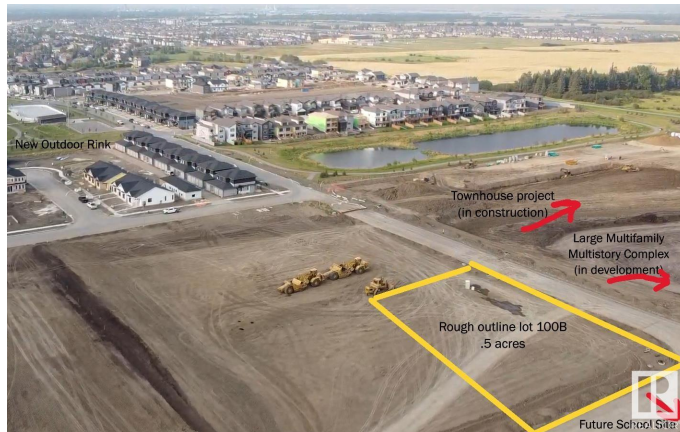
MLS® #E4421669

**\$699,900**

0 Bedroom, 0.00 Bathroom,  
Land Commercial on 0.00 Acres

South Fort, Fort Saskatchewan, AB

Exceptional Opportunity to own a prime piece of property in the very centre of the biggest growth node in Fort Saskatchewan. Situated beside established premium built homes and near the new outdoor rink, while across the street from largest multi-family complex being constructed in the City and sharing the intersection to the future home of a new school, this parcel is **PRIME REAL ESTATE!** Even better, as a half acre parcel, this has the advantage of a parking lot agreement with the adjoining property which is a forth coming church. Meaning you have access to ample parking, registered on title, and **CAN MAXIMIZE YOUR BUILD** to give you more earning potential. **SERVICED** lot with parking lot and approaches covered not at your expense. The potential for this half-acre lot includes constructing a building with an 8,000 sqft footprint, potential up to three stories for a total of 24,000 sqft. All new construction is subject to city zoning bylaws, setbacks, and approvals.



## Essential Information

MLS® #	E4421669
Price	\$699,900
Bathrooms	0.00

Acres	0.00
Type	Land Commercial
Status	Active

### **Community Information**

Address	Greenfield Link And Southridge Blvd
Area	Fort Saskatchewan
Subdivision	South Fort
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 0Y1

### **Additional Information**

Date Listed	February 13th, 2025
Days on Market	56
Zoning	Zone 62

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Listing information last updated on April 10th, 2025 at 2:17pm MDT