RJ HOMES TEAM
Community Information Package

780-222-8222
rjhomes.ca



WELCOME TO FORT SASKATCHEWAN

Alberta, Canada • 25 km Northeast of Edmonton

28,624	56.5 km²	110 km	1875

■ COMMUNITY OVERVIEW

Fort Saskatchewan is a vibrant, growing city situated along the banks of the North Saskatchewan River, just 25 kilometres northeast of Edmonton. With a rich heritage dating to 1875, a strong sense of community, and outstanding quality of life, Fort Saskatchewan offers the perfect balance of small-city charm and modern amenities.

28,624	56.5 km²	110 km	~30 min	1875
Population (2023)	City Area	Trails	To Downtown YEG	Year Founded

Mayor	Lisa Makin
Location	Edmonton Metropolitan Region, Alberta
Coordinates	53°42′N 113°12′W
Elevation	610 m (2,000 ft) above sea level
Highways	Highway 15 & Highway 21
River	North Saskatchewan River
Time Zone	MST (UTC–7) / MDT (UTC–6) in summer
Website	fortsask.ca | Phone: 780-992-6200

About Fort Saskatchewan

Originally established as a North-West Mounted Police garrison in 1875, Fort Saskatchewan became a village in 1899, a town in 1904, and achieved city status in 1967. Today it is part of the Edmonton Metropolitan Region Board — one of 24 municipalities that together form the Capital Region. The city sits on Treaty 6 Territory and Métis Nation of Alberta District 11.

Fort Saskatchewan is well-known for its proximity to major industrial employers including Dow Chemical, Shell Canada, Nutrien (formerly Agrium), Sherritt International, and Linde (Praxair). The city combines economic strength with a welcoming, family-oriented atmosphere, making it one of the most desirable communities east of Edmonton.

■ SCHOOLS & EDUCATION

Fort Saskatchewan is served by two school divisions offering excellent K–12 programming for families of all backgrounds.

Elk Island Public Schools (EIPS)

- Rudolph Henning School (K–6)
- James Mowat School (K–6)
- John Paul II School (K–6)
- Fort Saskatchewan Elementary (K–6)
- Fort Saskatchewan Middle School (7–9)
- Westpark Middle School (7–9)
- Fort Saskatchewan High School (10–12)
- Alternative & French Immersion programs
- Online & outreach learning options
- Website: eips.ca

Elk Island Catholic Schools (EICS)

- St. André Bessette School (K–9)
- St. Peter the Apostle High School (10–12)
- Faith-based programming throughout
- Website: eics.ab.ca

Post-Secondary & Continuing Education

- NorQuest College (Edmonton — 25 min)
- NAIT – Northern Alberta Inst. of Technology
- MacEwan University (Edmonton)
- University of Alberta (Edmonton)
- Continuing education via EIPS Adult Programs
- Online & distance learning readily accessible

■ PARKS, TRAILS & RECREATION

Fort Saskatchewan boasts an outstanding network of green spaces and world-class recreational facilities for residents of all ages.

Recreation Facilities

- Dow Centennial Centre — fitness, gym, arts
- Harbour Pool — aquatics & swim lessons
- Indoor arenas & outdoor rinks
- Sports fields & baseball diamonds
- Disc golf & activity kit rentals (free)
- Summer camps & drop-in programs
- GoLeisure online registration
- "Access for Everyone" subsidized program

Parks & Green Spaces

- 110 km of scenic trails & river valley paths
- Fort Heritage Precinct & riverside park
- Multiple neighbourhood playgrounds
- Cross-country skiing in winter
- Community gardens program
- Dog-friendly areas & off-leash parks
- Naturalized areas & wildlife habitat
- Seasonal activity kit rentals (free)

Notable Parks

Heritage Park	Historic fort replica, riverside views, summer sheep flock
Dow Centennial Trail	Paved multi-use trail along the North Saskatchewan River
Lions Campground	Camping adjacent to the river valley
River Valley	Extensive natural area for hiking, cycling, skiing
Neighbourhood Parks	20+ local parks and playgrounds across all communities

■ WASTE COLLECTION & UTILITIES

The City of Fort Saskatchewan provides comprehensive utility services to all residents, including waste collection, water, and wastewater management.

Garbage & Recycling Collection

Garbage Pickup	Weekly curbside collection — blue cart
Recycling	Bi-weekly curbside collection — green/blue bin
Organics/Compost	Green cart — bi-weekly pickup (seasonal)
Large Item Pickup	Scheduled bulk/large item collection — book via Fort Report
Hazardous Waste	Regional drop-off at Strathcona County Eco Centre
Collection Schedule	Varies by neighbourhood — check fortsask.ca or GoLeisure app
After Hours	Report missed collection via Fort Report online portal

Water & Sewer

Water Source	North Saskatchewan River — treated at regional facility
Billing	Monthly utility bills — pay online, in person, or by mail
Utility Accounts	Set up & manage accounts at fortsask.ca/residents/utilities
Water Quality	Meets or exceeds all provincial & federal drinking water standards
Conservation	City offers water audit program and conservation tips

Other City Services

- EPCOR — power distribution
- ATCO Gas — natural gas supply
- Shaw / Telus / Rogers — internet & cable
- Canada Post — mail delivery
- Property tax notices issued annually
- Online payment portal available 24/7
- Fort Report app — report city issues
- Road maintenance & snow clearing

■ TRANSPORTATION & TRANSIT

Local Transit	Fort Sask Transit — local bus routes across the city
Regional Transit	Strathcona County transit connections to Edmonton
Commute to Edmonton	~25–30 minutes via Highway 15 or Yellowhead Trail
Major Highways	Hwy 15 (south to Edmonton), Hwy 21 (north/south regional)
Cycling	110 km of trail network including paved commuter paths

Airport	Edmonton International Airport (~45 min drive)
Ride Share	Uber & Lyft available; taxi services in city
Transit Info	fortsask.ca/residents/transit

■ SAFETY & EMERGENCY SERVICES

Fort Saskatchewan consistently ranks as one of the safer communities in the Edmonton region, benefiting from a strong RCMP presence and proactive community programs.

Police Service	RCMP – Fort Saskatchewan Detachment
Emergency Line	911
Non-Emergency Police	780-998-2271
Fire Department	Fort Saskatchewan Fire Department — 2 stations
Ambulance	Alberta Health Services EMS — Fort Saskatchewan station
Crime Rate	Below provincial average for similarly sized Alberta cities
Community Policing	RCMP Community Programs including youth & seniors outreach
Emergency Alerts	Fort Sask Alerts — sign up at fortsask.ca for text/email alerts
Municipal Enforcement	Bylaw officers for parking, animals, and public safety
Hospital	Fort Saskatchewan Community Hospital — full emergency services

Community Safety Programs

- Neighbourhood Watch program
- RCMP Community Programs
- School liaison officers
- Youth outreach initiatives
- Senior safety programs
- Emergency preparedness resources
- Municipal Enforcement Services (MES)
- Fort Sask Alerts emergency notification

■ COMMUNITY & LIFESTYLE

Fort Saskatchewan offers a genuine small-city feel with big-city conveniences — a welcoming, family-oriented community with vibrant local culture and events.

Shopping & Amenities

- Westpark Centre — major retail hub
- Walmart, Canadian Tire, Home Depot
- Numerous local restaurants & cafés
- Fort Saskatchewan Farmers Market
- Multiple grocery options incl. Sobeys
- Medical clinics & dental offices
- Banks & financial services
- Full range of professional services

Arts, Culture & Events

- Fort Heritage Precinct & Museum
- Dow Centennial Centre — arts programs
- Summer Heritage Days festival
- Farmers Market (seasonal)

- Fort Saskatchewan Theatre Group
- Annual Canada Day celebrations
- Cultural programs through the City
- Art galleries & visual experience walks

Community Support Services

- Family & Community Support Services (FCSS)
- Counselling & mental health resources
- Seniors programs & day programs
- Multicultural & DEI programs
- Community gardens
- Volunteer opportunities year-round
- Community grants program
- Newcomer settlement resources

■ HOUSING & REAL ESTATE OVERVIEW

Fort Saskatchewan offers excellent value compared to Edmonton, with a diverse range of housing options from affordable starter homes to executive properties.

Housing Types	Single-family homes, townhomes, condos, acreage lots
Avg. Home Price	Typically 10–20% below comparable Edmonton properties
New Construction	Active new home development in multiple neighbourhoods
Popular Areas	Westpark, Sienna, Sherridon, Villages at Westpark, Downtown
Lot Sizes	Generally larger lots than inner Edmonton at comparable prices
Property Tax	Competitive rates — visit fortsask.ca for current mill rate
Condo/HOA Fees	Vary by complex — no city-wide HOA; condo boards vary
Market Trend	Steady growth driven by proximity to Edmonton & strong employment

Why Buy in Fort Saskatchewan?

- Affordable prices vs. Edmonton
- Strong employment base (petrochemical)
- Excellent schools & recreation
- Safe, family-friendly atmosphere
- Easy Edmonton commute (~25 min)
- Growing population & infrastructure
- Beautiful river valley setting
- Active community events & culture

■ CONTACT RJ HOMES TEAM

RJ Homes Team

■ **780-222-8222**

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This community information package has been prepared by the RJ Homes Team as a general guide for prospective buyers. Information is believed to be accurate as of publication but is subject to change. Always verify utility schedules, school boundaries, and other details directly with the relevant agencies. For the latest listings and personalized guidance, contact us at rjhomes.ca.