



THE
A-TEAM

**RE/MAX
FIRST**

840 HERITAGE Drive, Fort McMurray T9K 0Z7

MLS®#: **A2044077** Area: **Parsons North** Listing Date: **04/27/23** List Price: **\$149,900**
 Status: **Active** County: **Wood Buffalo** Change: **-\$20k, 17-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Land**
 Sub Type: **Residential Land**
 City/Town: **Fort McMurray**
 Year Built: **0**
Lot Information
 Lot Sz Ar: **4,816 sqft**
 Lot Shape: **12.26X36.47**

Finished Floor Area
 Abv Sqft: **0**
 Low Sqft:
 Ttl Sqft:

DOM

634
Layout
 Beds: **0**
 Baths: **0.0 (0 0)**
 Style:

Parking

Ttl Park: **0**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat:

Utilities and Features

Roof:
 Heating:
 Sewer:
 Ext Feat:
 Kitchen Appl:
 Int Feat:
 Utilities:

Construction:
 Flooring:
 Water Source:
 Fnd/Bsmt:

Cable Available,Natural Gas Available,Fiber Optics Available,Garbage Collection,Sewer Available,Water Available

Room Information

| <u>Room</u> | <u>Level</u> | <u>Dimensions</u> | <u>Room</u> | <u>Level</u> | <u>Dimensions</u> |
|-------------|--------------|-------------------|----------------------------|--------------|-------------------|
| | | | <u>Legal/Tax/Financial</u> | | |

Title: **Fee Simple** Zoning: **ND**
 Legal Desc: **1222497**

Remarks

Pub Rmks: **READY TO BUILD ON LOT IN NORTH PARSONS BACKING GREENBELT! Now is your chance to BUILD YOUR DREAM HOME IN FORT MCMURRAY'S NEWEST SUBDIVION NORTH PARSONS. THIS LOT CAN ACCOMADATE 32' HOUSE, WALK OUT BASEMENT AND DOUBLE CAR GARAGE AND DRIVEWAY ALL BACKING GREENBELT. This**

community offers 2 elementary schools, parks, skate park and great access to the over pass giving you a quick commute to Oil Sands sites. This Community will soon feature lots of Commercial business including box stores and more. Call today for more information so you can get designing your brand new home.

VACANT LAND ONLY
COLDWELL BANKER UNITED

Inclusions:
 Property Listed By:

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800

