



THE
A-TEAM

**RE/MAX
FIRST**

Plan 1422987 BLOCK 15B LOT 1 , Fort McMurray T9K 2X4

MLS®#: **A2083370** Area: **Parsons North** Listing Date: **09/26/23** List Price: **\$3,350,000**
 Status: **Active** County: **Wood Buffalo** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Land**
 Sub Type: **Commercial Land**
 City/Town: **Fort McMurray**
 Year Built: **0**
Lot Information
 Lot Sz Ar: **121,532 sqft**
 Lot Shape:

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

DOM

225
Layout
 Beds: **0**
 Baths: **0.0 (0 0)**
 Style:

Parking

Ttl Park: **0**
 Garage Sz:

Access: **Direct Access**
 Lot Feat:
 Park Feat:

Utilities and Features

Roof:
 Heating:
 Sewer: **Public Sewer**
 Ext Feat:

Construction:
 Flooring:
 Water Source:
Public
 Fnd/Bsmt:

Kitchen Appl:
 Int Feat:
 Utilities: **See Remarks**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
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Title:
Fee Simple
Legal Desc:

Zoning:
UE

1422987

Remarks

Pub Rmks: **New opportunities are taking root in the community of North Parsons Creek. Commercial Land Development opportunity. Parcel 15B provides 1.13 HECTARES (2.79 ACRES) of land zoned MD (Main Street District) on the high exposure Coventry Drive corner location results in potential for regular traffic flow as the area is built out. Frontage is approximately 1,387 feet along internal roadway to the west and 859 feet along Coventry Drive. The site is provided full services to the property line including water, sewer, natural gas and power and has been cleared and graded for potential development. . The MD zone allows for apartment buildings (commercial on main), community facility, entertainment, lodging, office, parking structure, restaurant, retail, service and townhouse (residential not permitted on first floor). Seated on a scenic plateau overlooking the Athabasca River Valley stands the community of North Parsons Creek. Parsons Creek is located west of the Athabasca River valley and Hwy 63 and north of the existing Timberlea residential subdivision. Parsons North is a Master Planned development designed as a multi phased integrated community that promotes a high quality of life for residents through a pedestrian-friendly environment and a variety of transportation, housing, commercial, and future recreational options. Parsons Creek's design offers a walkable, vibrant, mixed-use with good connections to adjacent neighbourhoods. Focus on sustainable principles such as mixed-use areas, extensive trail systems, pedestrian connections, and transit nodes; Parsons Creek has been designed to encourage sustainable development and lifestyles. This trendy suburban location features an ideal combination of residential opportunities with connected open spaces, two elementary schools, and future commercial/retail development. Signature traits include an abundance of parks, paved trails, a skate park, a water spray park, and a future waterfront village with canal and two man-made ponds. The population of Parsons Creek in 2021 was 3,880 with 1,727 dwellings according to a municipal census conducted by the R.M of Wood Buffalo. Once built out this growing neighbourhood will be home to 24,000 residents on over 815 acres of land. *Permitted uses and servicing to be verified by purchaser with the RMWB.**

Inclusions: **N/A**
Property Listed By: **COLDWELL BANKER UNITED**

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



