



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**7309 BULYEA Avenue, Fort McMurray T9H 1B4**

MLS®#: **A2117233**

Area: **Waterways**

Listing Date: **03/22/24**

List Price: **\$64,400**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$9k, 01-Oct**

Association: **Fort McMurray**



General Information

Prop Type:

**Land**

Sub Type:

**Residential Land**

City/Town:

**Fort McMurray**

Year Built:

**0**

Lot Information

Lot Sz Ar:

**7,335 sqft**

Lot Shape:

Finished Floor Area

Abv Sqft:

**0**

Low Sqft:

Ttl Sqft:

DOM

**274**

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:

Room Information

Room

Level

Dimensions

Room

Level

Dimensions

Title:  
**Fee Simple**  
Legal Desc:

**2997TR**

Zoning:  
**RM1**

Remarks

Pub Rmks: **Located in the heart of the clearwater valley sits this residential lot that is over 7300 sq feet and is a blank slate for you to build your dream home. Waterways is a great family neighbor hood with the skating rink and water park for the kids and loads of parks and trails close by for all nature lovers. If you own a boat or any ATV the staging area is close by. Dog owners will also enjoy the beautiful dog park just down the road.**

Inclusions:  
Property Listed By: **NA**  
**ROYAL LEPAGE BENCHMARK**

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

