



THE
A-TEAM

**RE/MAX
FIRST**

7306 HUGHES Avenue, Fort McMurray T9H 1A7

MLS®#: **A2120579** Area: **Waterways** Listing Date: **04/04/24** List Price: **\$99,900**
 Status: **Active** County: **Wood Buffalo** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Land**
 Sub Type: **Residential Land**
 City/Town: **Fort McMurray**
 Year Built: **0**
Lot Information
 Lot Sz Ar: **7,320 sqft**
 Lot Shape:

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

DOM

261
Layout
 Beds: **0**
 Baths: **0.0 (0 0)**
 Style:

Parking

Ttl Park: **0**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat:

Utilities and Features

Roof: Construction:
 Heating: Flooring:
 Sewer: Water Source:
 Ext Feat: Fnd/Bsmt:
 Kitchen Appl:
 Int Feat:
 Utilities:

Room Information

Room	Level	Dimensions	Room Legal/Tax/Financial	Level	Dimensions
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Title: Zoning:
Fee Simple **R1M**
 Legal Desc: **8921822**

Remarks

Pub Rmks: **Welcome to 7306 Hughes Avenue located in Waterways. This 7320 sqft lot is well maintained and located near all amenities including elementary/high schools, Keyano College and the downtown core. It is also within walking distance to the Clearwater River, the Sitskaw Dog Park and many walking trails. This lot previously**

Inclusions:

accommodated a single detached home with an attached double garage. This lot is ready for development, build your dream home today!

Property Listed By:

N/A

KIC Realty

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