



THE
A-TEAM

**RE/MAX
FIRST**

225 HERITAGE DRIVE , Fort McMurray T9K 0X9

MLS®#: **A2134132** Area: **Parsons North** Listing Date: **05/21/24** List Price: **\$89,000**
 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: **2,895 sqft**
 Lot Shape:

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

DOM

118
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

| <u>Room</u> | <u>Level</u> | <u>Dimensions</u> | <u>Room</u> Legal/Tax/Financial | <u>Level</u> | <u>Dimensions</u> |
|-------------|--------------|-------------------|------------------------------------|--------------|-------------------|
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Title: **Fee Simple** Zoning: **UE**
 Legal Desc: **1220220**

Remarks

Pub Rmks: **"Cultivate Your Vision for the Ideal Home Here! Nestled within the scenic enclave of Parson's Creek, this vacant lot presents a blank canvas for your dream residence. Its prime location places it in proximity to educational institutions and tranquil walking trails, making it an appealing choice within the newest sector of Fort McMurray. Moreover, swift access to essential amenities is just a short drive away. Seller is a licensed real estate agent in the province of Alberta. Enhancing its allure, the inclusion of rear lane parking provides the potential to accommodate a garage on the premises. This unique prospect should not be overlooked. This**

Inclusions:

extraordinary opportunity awaits - seize the chance to craft your perfect home. Floor Plans are available for serious buyers.

Property Listed By:

N/A

RE/MAX FORT MCMURRAY

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