



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**7112 BULYEA Avenue, Fort McMurray T9H 1B1**

MLS®#: **A2157866**      Area: **Waterways**      Listing Date: **08/14/24**      List Price: **\$70,000**  
 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: **5,500 sqft**  
 Lot Shape:

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

DOM

**159**  
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> <u>Legal/Tax/Financial</u>	<u>Level</u>	<u>Dimensions</u>
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Title:      Zoning:  
**Fee Simple**      **R2**  
 Legal Desc:      **3969ET**

Remarks

Pub Rmks: **This is a good neighborhood of Waterways with a stunning residential lot for buyers to get their real estate in this location. There are lots of things to consider in wanting to build your dream home in this environment. It is near downtown where most activities happen and there are parks to take your children to play and have fun. Do not miss this opportunity to invest in this area of waterways. Contact me today to book a showing.**

Inclusions: **N/A**

Property Listed By:

**RE/MAX FORT MCMURRAY**

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