



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**133 MCGHEE Street, Fort McMurray T9H0H2**

MLS®#: **A2178880**

Area: **Henning Ridge**

Listing Date: **11/12/24**

List Price: **\$75,000**

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

Finished Floor Area

Abv Sqft:

**0**

Low Sqft:

Lot Sz Ar:

**4,485 sqft**

Ttl Sqft:

Lot Shape:

DOM

**200**

Layout

Beds:

**0**

Baths:

**0.0 (0 0)**

Style:

Parking

Ttl Park:

**0**

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Back Lane,City Lot,Private**

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

Legal/Tax/Financial

Title:

**Fee Simple**

Legal Desc:

**1521809**

Zoning:

**R1S**

Remarks

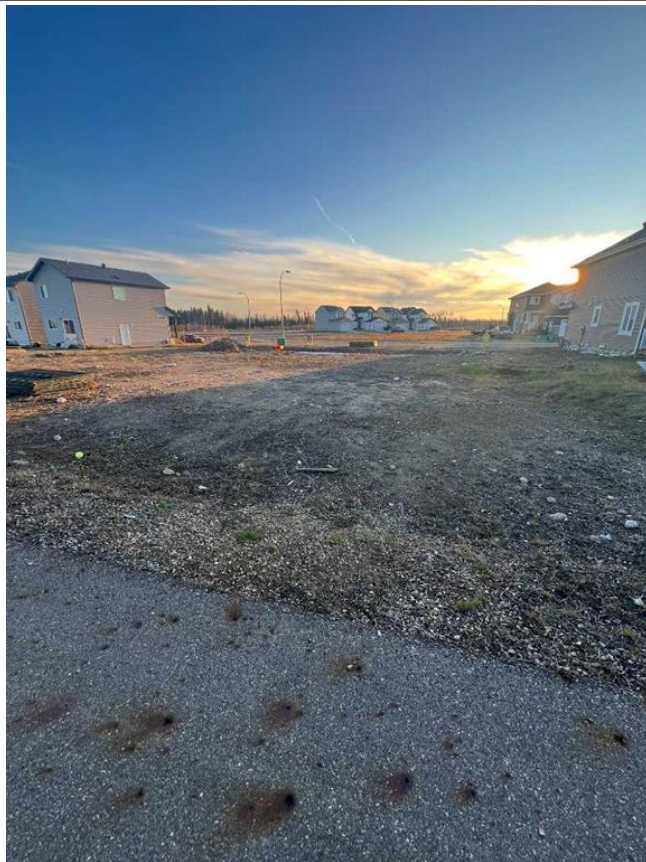
Pub Rmks:

**Residential lot located in the ever so quiet neighbourhood of Henning Ridge. Walking distance from the Rotary golf course, quick drive to the Fort McMurray International Airport and much more. This lot is nearly 4500 sq/ft and has access to back lane. Site plan available. Listing Realtors disclose they are related to**

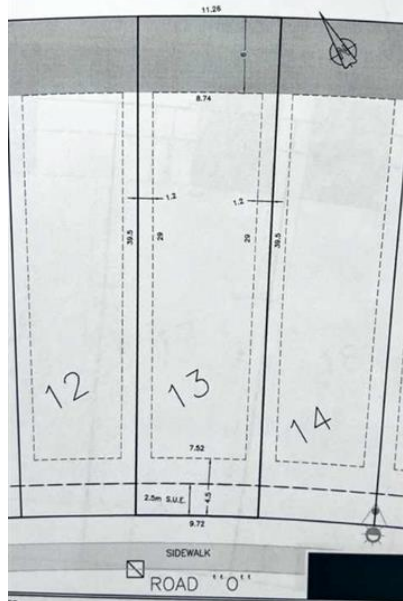
Inclusions:  
Property Listed By:

owner of property.  
N/A  
ROYAL LEPAGE BENCHMARK

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



**PLAN SHOWING**  
PROPOSED HOME LOCATION  
LOT 13 BLK 4 PLAN — PHASES  
SUBDIVISION: ROTARY LANDS STAGE 1 — PHASES  
MUNICIPAL ADDRESS:  
REGIONAL MUNICIPALITY OF WOOD BUFFALO



25.  
DISTANCES AND ELEVATIONS ARE IN METERS AND DECIMALS THEREOF.  
IMPERIAL DISTANCES ARE SHOWN IN BRACKETS.  
ALL MEASUREMENTS SHOWN ARE TO OUTSIDE FACE OF HOME.  
PLAN IS SUBJECT TO APPROVAL BY THE REGIONAL MUNICIPALITY OF WOOD BUFFALO

REA:	417.10 m <sup>2</sup>	LEGEND:	OWNER:
C AREA:		10 TRANSFORMER	BUILDING TYPE:
COVERAGES:		9 STREETLIGHT	TOP OF PILE:
ING MODEL:		6 POWER PEG	FINISHED FLOOR:
		11 HYDRANT	FRONT OF PAD
1:200		12 CATCHBASIN	BACK OF PAD