



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

Lot Sz Ar:

4,485 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

0

Low Sqft:

Ttl Sqft:

DOM

21

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

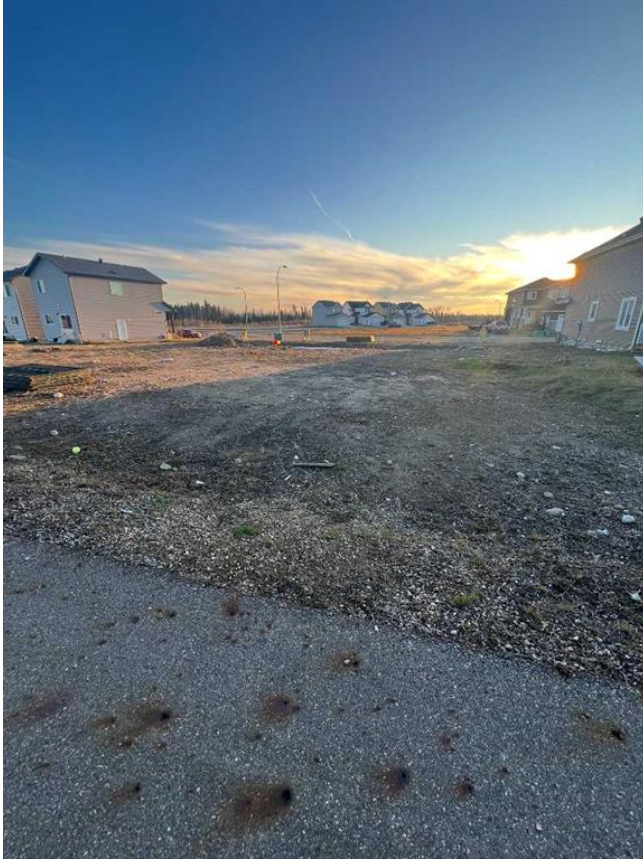
Pub Rmks:

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

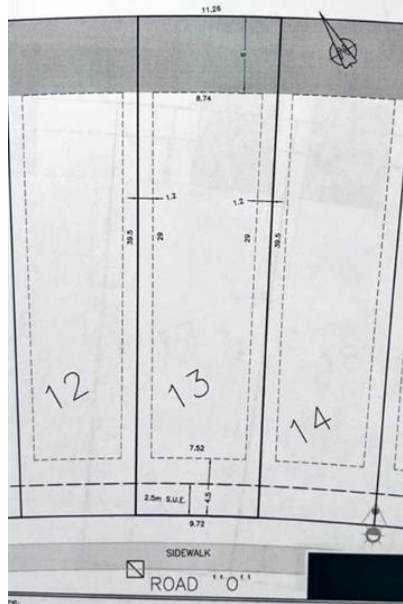
Inclusions:
Property Listed By:

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 1 - PHASES
 SUBDIVISION: ROTARY LANDS STAGE 1 - PHASES
 MUNICIPAL ADDRESS:
 REGIONAL MUNICIPALITY OF WOOD BUFFALO



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

AREA:	417.10 m ²	LEGEND:	OWNER:
DATE:		☐ TRANSFORMER	BUILDING TYPE:
ZONE:		☉ STREETLIGHT	TOP OF PILE:
NO. MODEL:		⊕ POWER PIT	FINISHED FLOOR:
		⊕ HYDRANT	FRONT OF PAD:
		⊕ CATCHBASIN	BACK OF PAD:
	1:200		