



THE
A-TEAM

**RE/MAX
FIRST**

156 MCGHEE Street, Fort McMurray T9H0H2

MLS®#: **A2178883**

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:

5,132 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

0

Low Sqft:

Ttl Sqft:

DOM

78

Layout

Beds:

0

Baths:

0.0 (0 0)

Style:

Parking

Ttl Park:

0

Garage Sz:

Access:

Lot Feat:

Park Feat:

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:		Zoning:
Fee Simple		R1
Legal Desc:	1521809	

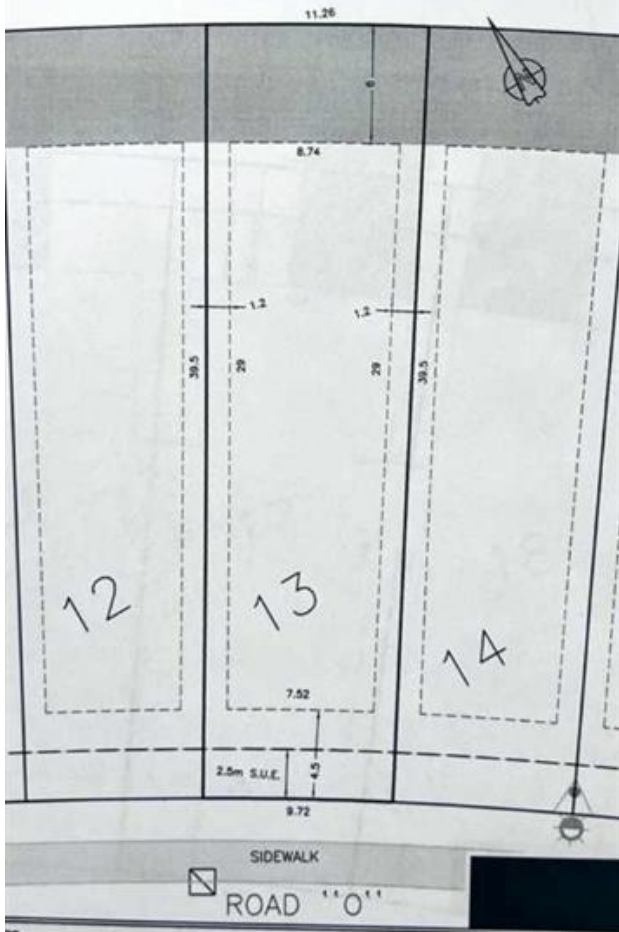
Remarks

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 5132 sq/ft lot is ready front attached garage development. Site plan available. Listing Realtors disclose they are related to owner of property.**

Inclusions: **N/A**
Property Listed By: **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
 SUBDIVISION: ROTARY LANDS STAGE 1 - PHASES
 MUNICIPAL ADDRESS:
 REGIONAL MUNICIPALITY OF WOOD BUFFALO



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

AREA:	417.10 m ²	LEGEND:	OWNER:
COVERAGE:		□ TRANSFORMER	BUILDING TYPE:
FINISHING MODEL:		● STREETLIGHT	TOP OF PILE:
		△ POWER PED	FINISHED FLOOR:
		⊠ HYDRANT	FRONT OF PAD:
		⊞ CATCHBASIN	BACK OF PAD:
SCALE:	1:200		