



THE
A-TEAM

**RE/MAX
FIRST**

221 HERITAGE DRIVE , Fort McMurray T9K 0X9

MLS® #: **A2191948** Area: **Parsons North** Listing Date: **02/03/25** List Price: **\$79,000**
 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: **3,702 sqft**
 Lot Shape:

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

DOM

56
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: **ND**
 Legal Desc: **1220220**

Remarks

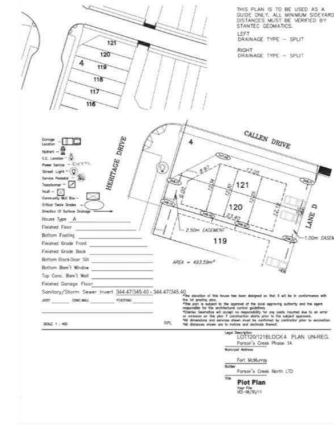
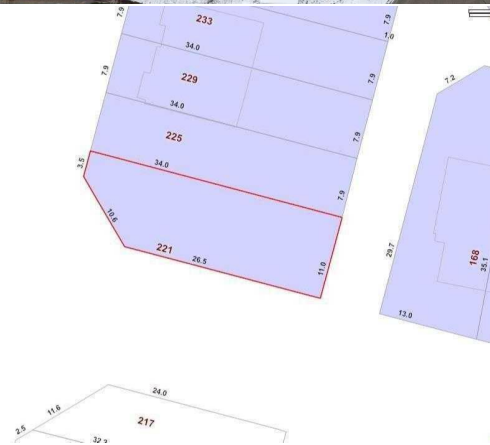
Pub Rmks: **Create Your Dream Home on this Corner Lot! Situated in the picturesque Parson's Creek, this vacant lot is a canvas for your vision. Enjoy the convenience of being close to schools and scenic walking trails in the newest section of Fort McMurray. A short drive will take you to all essential amenities, making this location incredibly desirable. With the added advantage of rear lane access, there's ample space for constructing a garage to complement your future home. Don't let this exceptional opportunity slip through your fingers! Seize this chance to turn your dream home into a reality! Seller is a licensed real estate agent in the province of Alberta. Floor plans are available for serious buyers.**

Inclusions: **N/A**

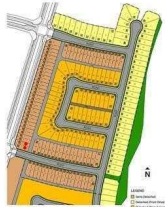
Property Listed By:

RE/MAX Connect

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



Parcel 1 Stage 1



Lot	Area	Area	Area	Area	Area	Area
100001	100002	100003	100004	100005	100006	100007
100008	100009	100010	100011	100012	100013	100014

