



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

117
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>Level</u>	<u>Dimensions</u>
			Legal/Tax/Financial		

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**

RE/MAX Connect

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



