

125 GARDEN Lane, Fort McMurray T9K 0B6

Int Feat: Utilities:

Pub Rmks:

02/11/25 MLS®#: A2193965 Area: Waterways Listing List Price: **\$377,900**

Status: **Active Wood Buffalo** Change: County: -\$12k, 06-Mar Association: Fort McMurray

Date:



General Information

Prop Type: Sub Type:

City/Town: Year Built:

Lot Information

Lot Sz Ar: Lot Shape:

Access: Lot Feat: Park Feat: Land

Residential Land

Fort McMurray Finished Floor Area Abv Saft:

Low Sqft:

0

1,602,812 sqft Ttl Sqft: DOM

48 Layout

Beds:

0.0 (0 0) Baths:

Dimensions

0

Style:

Parking

Ttl Park:

Garage Sz:

Utilities and Features

Roof: Construction: Heating: Flooring: Sewer: Fnd/Bsmt: Ext Feat: Kitchen Appl:

Water Source:

Room Information

Room Level Dimensions Room Level

Legal/Tax/Financial

Title: Zoning: **Fee Simple** SH

9920950 Legal Desc:

Remarks

Live in a Country Paradise- Discover the chance to own a rare 36.79 acre piece of land in Draper. Surrounded by serene natural landscapes, this property offers the perfect escape while keeping you just minutes from downtown. Located off Draper Road and fronting Garden Lane, this parcel provides endless possibilities for those seeking to build their custom dream home - this property has the space and zoning to accommodate your vision. Zoned SH (Small Holdings), the land allows for a variety of uses, offering flexibility and potential for development. Adding to its appeal, the property is near the picturesque Clearwater River, ideal for those

Inclusions: Property Listed By: with recreational toys like trailers, ATVs, boats, or snowmobiles. This is a rare chance to secure a multi-acre lot in a beautiful, quiet neighborhood, yet stay close to both downtown amenities and convenient access to the airport. Don't miss out on this exceptional opportunity to make your country living dreams a reality!

Sold As Is, Where Is as per Schedule A

EXP REALTY

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



