



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**7309 BULYEA Avenue, Fort McMurray T9H 1B4**

MLS®#: **A2200658**      Area: **Waterways**      Listing Date: **03/07/25**      List Price: **\$64,400**  
 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: **7,335 sqft**  
 Lot Shape:

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

DOM

**23**  
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>
			<u>Legal/Tax/Financial</u>		

Title:      Zoning:  
**Fee Simple**      **R1M**  
 Legal Desc:      **2997TR**

Remarks

Pub Rmks: **Located in the heart of the clearwater valley sits this residential lot that is over 7300 sq feet and is a blank slate for you to build your dream home. Waterways is a great family neighbor hood with the skating rink and water park for the kids and loads of parks and trails close by for all nature lovers. If you own a boat or any ATV the staging area is close by. Dog owners will also enjoy the beautiful dog park just down the road.**

Inclusions:  
Property Listed By:

**NA**  
**ROYAL LEPAGE BENCHMARK**

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