



THE
A-TEAM

**RE/MAX
FIRST**

128 GARDEN Lane, Fort McMurray T9H 0B6

MLS® #: **A2212650**

Area: **Waterways**

Listing Date: **04/17/25**

List Price: **\$599,900**

Status: **Pending**

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

Finished Floor Area

Abv Sqft:

0

Low Sqft:

Ttl Sqft:

Lot Sz Ar:

997,959 sqft

Lot Shape:

DOM

24

Layout

Beds:

0

Baths:

0.0 (0 0)

Style:

Parking

Ttl Park:

0

Garage Sz:

Access:

Accessible to Major Traffic Route,Public

Lot Feat:

Cleared,Creek/River/Stream/Pond,Cul-De-Sac,Environmental Reserve,Few Trees,Garden,Greenbelt

Park Feat:

Utilities and Features

Roof:

Construction:

Heating:

Flooring:

Sewer:

Water Source:

Ext Feat:

Garden

Fnd/Bsmt:

Kitchen Appl:

Int Feat:

Utilities:

Room Information

Room

Level

Dimensions

Room

Level

Dimensions

Legal/Tax/Financial

Title:

Fee Simple

Zoning:

SH- SMALL HOLDINGS DISTRI

Legal Desc:

9920950

Remarks

Pub Rmks:

128 GARDEN LANE! Stunning Location!!! 22.91 Acres along the Clearwater River in Fort McMurray! On this property currently sits a Building 7980sqft main floor + upper Mez of 490sqft. with Metal Roof and Metal exterior & interior. Also Greenhouse Buildings & large Concrete Pad. You also have Front Parking area is all gravel with lots of parking and plug in parking as well. Bottom line it is priced TO sell! Zoned as SH-SMALL HOLDINGS DISTRICT which includes permitted uses for example: Single Detached Dwelling (above 250 mark), Home Occupation, Park, Manufactured Home, Accessory Building. Discretionary Uses- Development Officer include; Market Garden, Family Care Business, Campground & Discretionary Uses- Planning Commission; Bed & Breakfast, Camp Site, Community Service Facility, Kennel, Country Inn. The development must meet the requirements of Section 60 Development in the Flood Plain & Section 61 Development near water bodies of the RWMB

Inclusions:
Property Listed By:

Bylaw. NOTE: " SOLD AS IS WHERE IS " NO WARRANTIES OR REPRESENTATIONS ARE BEING MADE BY THE SELLERS
N/A
COLDWELL BANKER UNITED

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

