

# \$1,000,000 - Plan 1125218 Block 5b Lot 1, Fort McMurray

MLS® #A2083378

**\$1,000,000**

0 Bedroom, 0.00 Bathroom,  
Land on 6.67 Acres

Parsons North, Fort McMurray, Alberta

New opportunities are taking root in the community of North Parsons Creek. Discover a remarkable Land Development opportunity. Parcel 5B situated on Heritage Drive boasts an expansive 2.7 HECTARES (6.67 ACRES) of land zoned ND Neighbourhood District. The parcel is provided fully municipal services in relatively close proximity to the property line including water, natural gas, sewer and power. Seated on a scenic plateau overlooking the Athabasca River Valley stands the community of North Parsons Creek. Parsons Creek is located west of the Athabasca River valley and Hwy 63 and north of the existing Timberlea residential subdivision.

Parsons North is a Master Planned development designed as a multi phased integrated community that promotes a high quality of life for residents through a pedestrian-friendly environment and a variety of transportation, housing, commercial, and future recreational options. Parsons Creek's design offers a walkable, vibrant, mixed-use with good connections to adjacent neighbourhoods. Focus on sustainable principles such as mixed-use areas, extensive trail systems, pedestrian connections, and transit nodes; Parsons Creek has been designed to encourage sustainable development and lifestyles.

This trendy suburban location features an



ideal combination of residential opportunities with connected open spaces, two elementary schools, and future commercial/retail development.

Signature traits include an abundance of parks, paved trails, a skate park, a water spray park, and a future waterfront village with canal and two man-made ponds.

The population of Parsons Creek in 2021 was 3,880 with 1,727 dwellings according to a municipal census conducted by the R.M of Wood Buffalo. Once built out this growing neighbourhood will be home to 24,000 residents on over 815 acres of land.

\*Permitted uses and servicing to be verified by purchaser with the RMWB.

## **Essential Information**

MLS® #	A2083378
Price	\$1,000,000
Bathrooms	0.00
Acres	6.67
Type	Land
Sub-Type	Residential Land
Status	Active

## **Community Information**

Address	Plan 1125218 Block 5b Lot 1
Subdivision	Parsons North
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 2X3

## **Amenities**

Utilities	See Remarks
-----------	-------------

## Exterior

Lot Description      Cleared

## School Information

District                  Fort McMurray Public School District No. 2833

## Additional Information

Date Listed              September 26th, 2023

Days on Market        628

Zoning                   ND

## Listing Details

Listing Office           COLDWELL BANKER UNITED

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.