$2,700,000 - Plan 1422987 Block 20 Lot 1, Fort McMurray

MLS® #A2217109

$2,700,000
0 Bedroom, 0.00 Bathroom,
Land on 3.48 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 20, situated on Heritage Drive, boasts an expansive 3.48 Acres (+/-) of land zoned ND Neighbourhood District. The parcel is provided with full 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 Creekâ€™s design offers a walkable, vibrant, mixed-use environment 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 a 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 are to be verified by the purchaser with the RMWB.

Essential Information

MLS® #	A2217109
Price	$2,700,000
Bathrooms	0.00
Acres	3.48
Type	Land
Sub-Type	Commercial Land
Status	Active

Community Information

Address	Plan 1422987 Block 20 Lot 1
Subdivision	Parsons North
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0J5

Amenities

Utilities	See Remarks

Exterior

Lot Description	Cleared

School Information

District	Fort McMurray Public School District No. 2833

Additional Information

Date Listed	May 2nd, 2025
Days on Market	3
Zoning	MD

Listing Details

Listing Office	COLDWELL BANKER UNITED

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