

**Plan 1422987 Block 20 Lot 1
Fort McMurray, Alberta**
MLS # A2217109

\$2,700,000
Division: Parsons North

Lot Size: 3.48 Acres

Lot Feat: Cleared

By Town: -

LLD: -

Zoning: MD

Water: Public

Sewer: Public Sewer

Utilities: See Remarks

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 MD Main Street 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 Creek'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.