



GRASSROOTS
REALTY GROUP

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Block:28, Plan: 2021329 Lot:4
Fort McMurray, Alberta

MLS # A2271283



\$2,368,300

Division: Parsons North

Lot Size: 13.05 Acres

Lot Feat: -

By Town: -

LLD: -

Zoning: R2 Low-Rise Medium Densi

Water: -

Sewer: -

Utilities: -

13.05 Acres R2 Low-Rise Medium Density Residential. Located closed to the new Walmart Super Centre location in the newer subdivision of Parson North. Services have been brought to property line, The purchaser would be responsible for interior servicing and any subdivision. Parsons North is a carefully planned community in Fort McMurray. It's designed around 2 schools, and a mix of land uses, featuring trails, green spaces, a skate park, a spray park, and future plans for a waterfront village with ponds. Commercial space is also included, with a prospective "town-centre" retail district and pedestrian-friendly main streets. What's more, the area is poised to benefit from a major infrastructure boost: Alberta is planning a significant Highway 686 extension — about 218 km long — that will create a new east-west corridor linking Fort McMurray (near Parsons Creek) to the Peerless Lake region, ultimately improving connectivity across northern Alberta. At full build-out, Parsons North is projected to house around 24,000 people across roughly 815 acres.