



GRASSROOTS
REALTY GROUP

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**Plan 1422879 Block 19 Lot 1
Fort McMurray, Alberta**

MLS # A2297143



\$3,277,500

Division: Parsons North

Lot Size: 4.37 Acres

Lot Feat: -

By Town: -

LLD: -

Zoning: MDD

Water: Public

Sewer: Public Sewer

Utilities: See Remarks

Conveniently located near Walmart, exciting growth is taking shape in the vibrant community of North Parsons Creek. Positioned at Lot 19, Block 1—fronting Offereins Gate at the prominent corners of Callen Drive and Dakin Drive—this exceptional 4.37-acre (+/-) parcel presents a rare land development opportunity in one of Fort McMurray’s most rapidly expanding areas. Zoned C3, the site offers access to full municipal services in close proximity to the property line, including water, natural gas, sewer, and power—providing a strong foundation for a wide range of commercial uses. Perched on a scenic plateau overlooking the Athabasca River Valley, North Parsons Creek is a thoughtfully planned, master-built community located just north of Timberlea and west of Highway 63. This multi-phase development has been designed to support long-term growth, integrating residential, commercial, and recreational components into a cohesive and highly livable environment. Built with connectivity and lifestyle in mind, Parsons Creek features walkable streets, extensive trail systems, transit access, and vibrant mixed-use areas. The community already includes two elementary schools, parks, paved trails, a skate park, and a spray park, with future plans for a waterfront village featuring canals and man-made ponds. With a population of 3,880 residents and 1,727 dwellings as of 2021, and a projected build-out of approximately 24,000 residents across more than 815 acres, Parsons Creek represents a significant growth corridor with strong long-term potential. This is a compelling opportunity to secure a strategic commercial site in a high-growth, well-planned community. Permitted uses and servicing are to be verified by the purchaser with the R.M. of Wood Buffalo.