



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**7309 Bulyea Avenue  
Fort McMurray, Alberta**

**MLS # A2200658**



**\$54,000**

**Division:** Waterways

**Lot Size:** 0.17 Acre

**Lot Feat:** -

**By Town:** -

**LLD:** -

**Zoning:** R1M

**Water:** -

**Sewer:** -

**Utilities:** -

Located in the heart of the clearwater valley sits this residential lot that is over 7300 sq feet and is a blank slate for you to build your dream home. Waterways is a great family neighbor hood with the skating rink and water park for the kids and loads of parks and trails close by for all nature lovers. If you own a boat or any ATV the staging area is close by. Dog owners will also enjoy the beautiful dog park just down the road.