



**GRASSROOTS**

REALTY GROUP

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**Plan 1422987 Block 22 Lot 1**  
**Fort McMurray, Alberta**

**MLS # A2271504**



**\$1,200,000**

**Division:** Parsons North

**Lot Size:** 1.71 Acres

**Lot Feat:** Cleared

**By Town:** -

**LLD:** -

**Zoning:** R3

**Water:** Public

**Sewer:** Public Sewer

**Utilities:** See Remarks

A Prime Land Development Opportunity in North Parsons Creek. New opportunities are emerging in the vibrant and fast-growing community of North Parsons Creek. Presenting Block 22, Lot 1—a remarkable 1.71-acre (+&ndash;) development parcel prominently positioned on the corner of Nicolson Drive and Collicot Gate. Currently zoned R3 &ndash; Mid-Rise Medium Density, further enhancing its potential. The property benefits from full municipal services located in close proximity to the lot line, including water, sewer, natural gas, and power&mdash;supporting a wide range of future development options. Nestled on a scenic plateau overlooking the Athabasca River Valley, North Parsons Creek is a master-planned, multi-phased community located west of Highway 63 and north of the established neighbourhood of Timberlea. The area has been thoughtfully designed to deliver a high quality of life through walkability, connected open spaces, and diverse residential, commercial, and recreational amenities. The community emphasizes sustainable development principles, featuring mixed-use districts, an extensive trail network, pedestrian-oriented connections, and dedicated transit nodes. Residents enjoy a trendy suburban setting with two elementary schools, abundant parks, paved pathways, a skate park, water spray park, and plans for a future waterfront village complete with a canal and two man-made ponds. According to the 2021 RMWB municipal census, Parsons Creek is home to 3,880 residents and 1,727 dwellings. Upon full build-out, the area is projected to accommodate 24,000 residents across more than 815 acres, making this one of Fort McMurray’s most significant growth corridors. All permitted uses, zoning details, and servicing capacities should be confirmed by the purchaser directly with the Regional Municipality of Wood Buffalo.