



GRASSROOTS

REALTY GROUP

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Plan: 1422987 Block:15A Lot: 1
Fort McMurray, Alberta

MLS # A2298090



\$2,400,000

Division: Parsons North

Lot Size: 3.09 Acres

Lot Feat: -

By Town: -

LLD: -

Zoning: MDD

Water: -

Sewer: -

Utilities: -

Secure a prime 3.09-acre commercial development opportunity on Coventry Drive in the growing Parsons North community of Fort McMurray. Zoned C3 – Community Commercial District and designated as Mixed Development District, this property offers excellent flexibility with a wide range of permitted commercial and institutional uses, along with discretionary opportunities including residential apartment-style and additional commercial or recreational developments. Ideally located with direct access to Highway 63 and in close proximity to Suncor, the site benefits from strong exposure and connectivity. It is also situated near the new Walmart Super centre within a rapidly expanding commercial node. Services have been brought to the property line, with the purchaser responsible for any interior servicing and potential subdivision. Parsons North is a thoughtfully planned community featuring schools, trails, green spaces, and recreational amenities, with future plans for a waterfront village. With an anticipated population of approximately 24,000 at full build-out and the proposed Highway 686 extension set to enhance regional access, this property presents a strong opportunity for long-term commercial or mixed-use development.