



**GRASSROOTS**

REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**3136 DRAPER Road  
Fort McMurray, Alberta**

**MLS # A2300920**



**\$699,000**

**Division:** Waterways

**Lot Size:** 29.80 Acres

**Lot Feat:** Cleared, Corners Marked

**By Town:** -

**LLD:** -

**Zoning:** SH

**Water:** -

**Sewer:** -

**Utilities:** -

29.8 Acres of vacant land within minutes of downtown Fort McMurray! Located on Draper road on the corner of Garden Lane & Draper. The land has been cleared and is generally level. Zoned SH-Small Holdings District; permitted uses include Home Occupation, Single detached dwelling, Essential Public Service, Public Utility and numerous discretionary uses such as Home Business, Market Garden, Temporary Building or structure, Family care dwelling, guest ranch, campground, bed & breakfast just to name a few. There is excellent access to the site via Draper Road and Garden Lane plus there is power and gas close by. Situated in this beautiful setting this property has lots of potential! Take advantage of this rare 29.8 Acre opportunity!!