

# \$599,900 - 128 Garden Lane, Fort McMurray

MLS® #A2212650

**\$599,900**

0 Bedroom, 0.00 Bathroom,  
Land on 22.91 Acres

Waterways, Fort McMurray, Alberta

128 GARDEN LANE! Stunning Location!!!  
22.91 Acres along the Clearwater River in Fort McMurray! On this property currently sits a Building 7980sqft main floor + upper Mez of 490sqft. with Metal Roof and Metal exterior & interior. Also Greenhouse Buildings & large Concrete Pad. You also have Front Parking area is all gravel with lots of parking and plug in parking as well. Bottom line it is priced TO sell! Zoned as SH-SMALL HOLDINGS DISTRICT which includes permitted uses for example: Single Detached Dwelling (above 250 mark), Home Occupation, Park, Manufactured Home, Accessory Building. Discretionary Uses- Development Officer include; Market Garden, Family Care Business, Campground & Discretionary Uses- Planning Commission; Bed & Breakfast, Camp Site, Community Service Facility, Kennel, Country Inn. The development must meet the requirements of Section 60 Development in the Flood Plain & Section 61 Development near water bodies of the RWMB Bylaw. NOTE: " SOLD AS IS WHERE IS " NO WARRANTIES OR REPRESENTATIONS ARE BEING MADE BY THE SELLERS



## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2212650  |
| Price     | \$599,900 |
| Bathrooms | 0.00      |

|          |                  |
|----------|------------------|
| Acres    | 22.91            |
| Type     | Land             |
| Sub-Type | Residential Land |
| Status   | Active           |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 128 Garden Lane |
| Subdivision | Waterways       |
| City        | Fort McMurray   |
| County      | Wood Buffalo    |
| Province    | Alberta         |
| Postal Code | T9H 0B6         |

### Amenities

|            |                          |
|------------|--------------------------|
| Waterfront | River Front, See Remarks |
|------------|--------------------------|

### Exterior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Exterior Features | Garden                                                                                            |
| Lot Description   | Cleared, Cul-De-Sac, Few Trees, Garden, Creek/River/Stream/Pond, Environmental Reserve, Greenbelt |

### Additional Information

|                |                           |
|----------------|---------------------------|
| Date Listed    | April 17th, 2025          |
| Days on Market | 22                        |
| Zoning         | SH- SMALL HOLDINGS DISTRI |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | COLDWELL BANKER UNITED |
|----------------|------------------------|

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