

# \$950,000 - Plan 1422987 Block 21 Lot 1, Fort McMurray

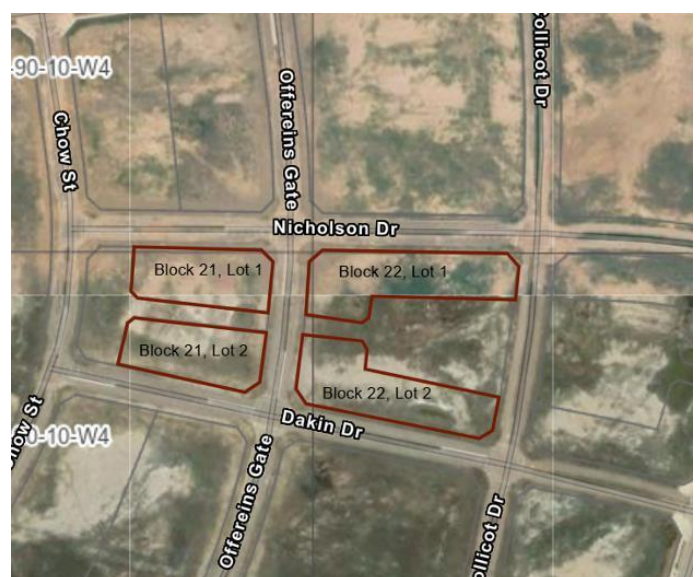
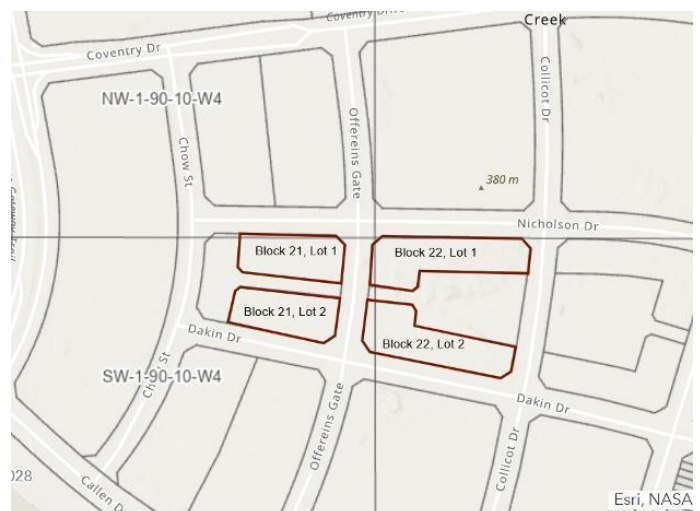
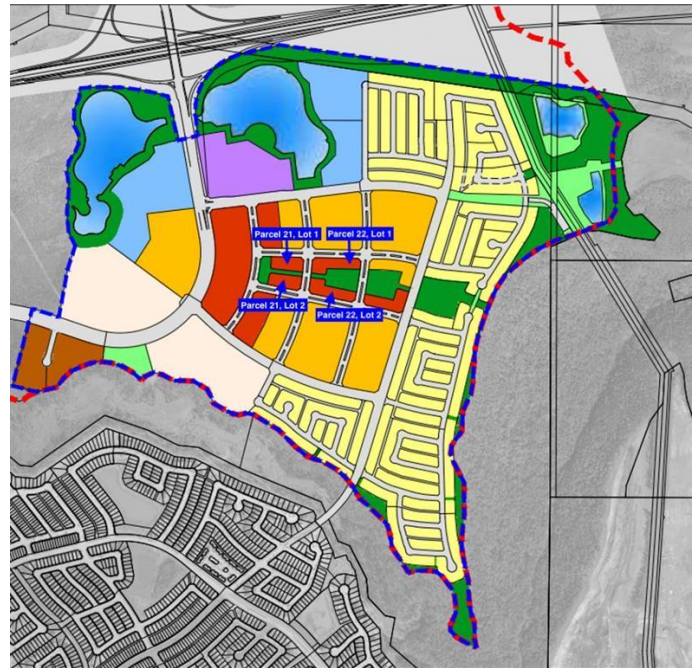
MLS® #A2271499

**\$950,000**

0 Bedroom, 0.00 Bathroom,  
Land on 1.22 Acres

Parsons North, Fort McMurray, Alberta

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 21, Lot 1—a remarkable 1.22-acre (+/-) development parcel prominently positioned on the corner of Nicholson Drive and Offereins Gate. Currently zoned MD “Main Street District, this site is scheduled to transition to C1 “Main Street District in January 2026, 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—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.

**Essential Information**

|           |                 |
|-----------|-----------------|
| MLS® #    | A2271499        |
| Price     | \$950,000       |
| Bathrooms | 0.00            |
| Acres     | 1.22            |
| Type      | Land            |
| Sub-Type  | Commercial Land |
| Status    | Active          |

**Community Information**

|             |                             |
|-------------|-----------------------------|
| Address     | Plan 1422987 Block 21 Lot 1 |
| Subdivision | Parsons North               |
| City        | Fort McMurray               |
| County      | Wood Buffalo                |
| Province    | Alberta                     |
| Postal Code | T9K 0J5                     |

**Amenities**

|           |             |
|-----------|-------------|
| Utilities | See Remarks |
|-----------|-------------|

**Exterior**

|                 |         |
|-----------------|---------|
| Lot Description | Cleared |
|-----------------|---------|

**School Information**

|          |                                               |
|----------|-----------------------------------------------|
| District | Fort McMurray Public School District No. 2833 |
|----------|-----------------------------------------------|

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | November 19th, 2025 |
| Days on Market | 1                   |
| Zoning         | C1                  |

### **Listing Details**

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

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