

FOR SALE | NORTH PARSONS CREEK PARCELS

# Land For Sale | Commercial & Residential Development Opportunities

Join the exciting transformation of North Parsons Creek, a community on the rise with a bright future. Don't miss these unique development opportunities in this thriving neighbourhood.

**Secure your piece of Parsons Creek today!**



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# Commercial & Residential Development Opportunities

## PARSONS CREEK NORTH AVAILABLE LAND FOR SALE

PARCEL #	ACRES	ZONING	PRICE
18	8.06 Ac.	MDD	\$ 6,250,000
19	4.37 Ac.	C3	\$3,277,500
20	3.48 Ac.	MD	\$ 2,700,000
21 - 1	1.22 Ac.	C1	\$ 950,000
21 - 2	1.23 Ac.	C1	\$ 950,000
22 - 1	1.71 Ac.	R3	\$ 1,200,000
22 - 2	1.67 Ac.	R3	\$ 1,170,000
5B	6.67 Ac.	ND	<b>SOLD</b>
65	0.55 Ac.	ND	<b>SOLD</b>
66	0.22 Ac.	ND	<b>SOLD</b>

### LOCATION & NEIGHBOURHOOD INFORMATION:

Parsons Creek's design offers a walkable, vibrant, mixed-use with good connections to adjacent neighbourhoods. Focus on sustainable principles such as mixed-use areas, extensive trail systems, pedestrian connections, and transit nodes; Parsons Creek has been designed to encourage sustainable development and lifestyles.

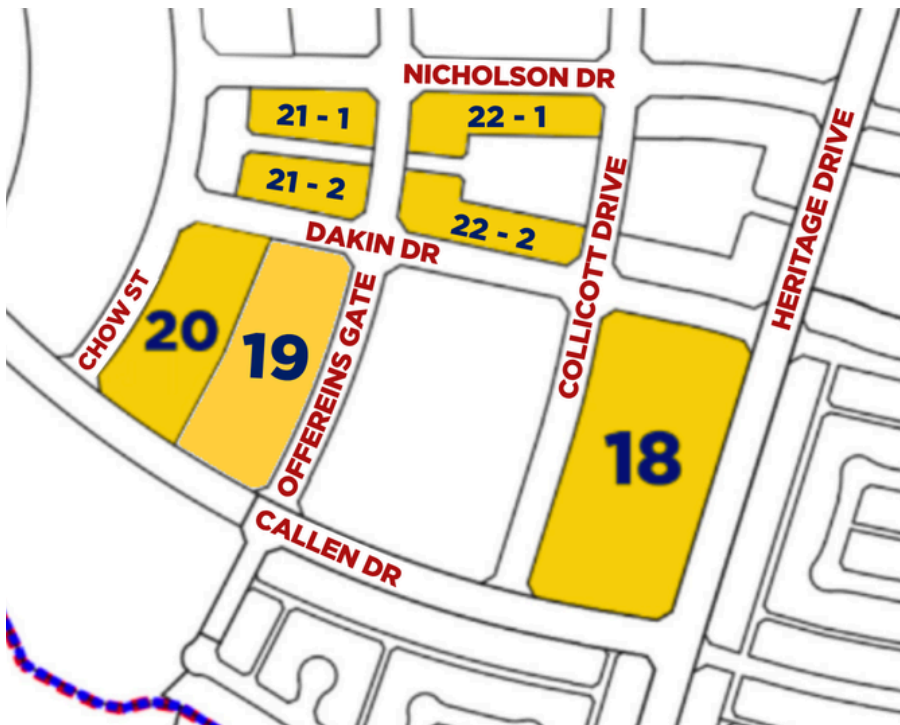
This trendy suburban location features an ideal combination of residential opportunities with connected open spaces, two elementary schools, and future commercial/retail development.

Signature traits include an abundance of parks, paved trails, a skate park, a water spray park, and a future waterfront village with canal and two man-made ponds.

The population of Parsons Creek in 2025 was 4,386 with 1,727 dwellings according to a municipal census conducted by the R.M of Wood Buffalo. Once built out this growing neighbourhood will be home to 24,000 residents on over 815 acres of land.

Seated on a scenic plateau overlooking the Athabasca River Valley stands the community of North Parsons Creek. Parsons Creek is located west of the Athabasca River valley and Hwy 63 and north of the existing Timberlea residential subdivision.

Parsons North is a Master-Planned development designed as a multi-phased integrated community that promotes a high quality of life for residents through a pedestrian-friendly environment and a variety of transportation, housing, commercial, and future recreational options.



**\$212,433**  
Average Household Income

**107,740**  
Fort McMurray Population  
(2025 Census)

**4,386** Parsons North Population  
**1,727** Dwellings

Parsons North Master Planned for  
**24,000** Residents



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# FOR SALE | PARCEL 18

## Land Development Opportunity

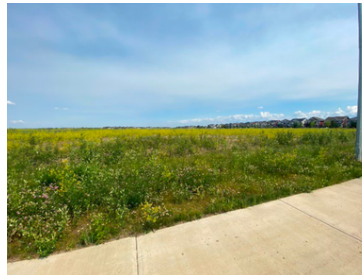
### PROPERTY INFORMATION

<b>LIST PRICE:</b>	<b>\$6,250,000</b>
<b>LAND SIZE:</b>	<b>8.06 Acres (3.26 Hectares)</b>
<b>LEGAL ADDRESS:</b>	Plan 1422879 Block 18 Lot 1
<b>ZONING:</b>	MDD (Mixed Development District)
<b>MLS® #:</b>	A2083376
<b>LOCATION:</b>	Parsons Creek North - Corner of Heritage & Callen Drive
<b>DIMENSIONS/ FRONTAGE:</b>	Frontage is approximately 1,150 feet along Callen Drive and Dakin Drive. There is a return depth of 2,500 feet along Heritage Drive.
<b>SERVICES:</b>	Based on adjacent development and conversations with the property owner, the site is provided full services to the property line(s) including water, natural gas, sewer, and power.
<b>TRAFFIC EXPOSURE:</b>	Location results in roadside frontage on all sides of the property.
<b>SITE IMPROVEMENTS:</b>	The subject site has been cleared and graded for potential development.

**\*ZONING, PERMITTED LAND USES AND SERVICING TO BE VERIFIED BY PURCHASER WITH THE RMWB.**

## Parcel 18

Parcel 18 is situated on the corner of Heritage and Callen Drive boasts an expansive 8.06 ACRES (3.26 Hectares) of land zoned MDD (Mixed Development District). Envision a thriving residential community taking shape. Invest in the future of Parsons Creek and be a part of this flourishing neighbourhood.



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# Commercial Land Development Opportunity

## PROPERTY INFORMATION

<b>LIST PRICE:</b>	<b>\$3,277,500</b>
<b>LAND SIZE:</b>	<b>4.37 Acres (1.77 Hectares)</b>
<b>LEGAL ADDRESS:</b>	Plan 1422987 Block 19 Lot 1
<b>ZONING:</b>	C3 (Community Commercial)
<b>MLS® #:</b>	A2297143

**LOCATION:** Parsons Creek North - Callen Drive / Offereins Gate

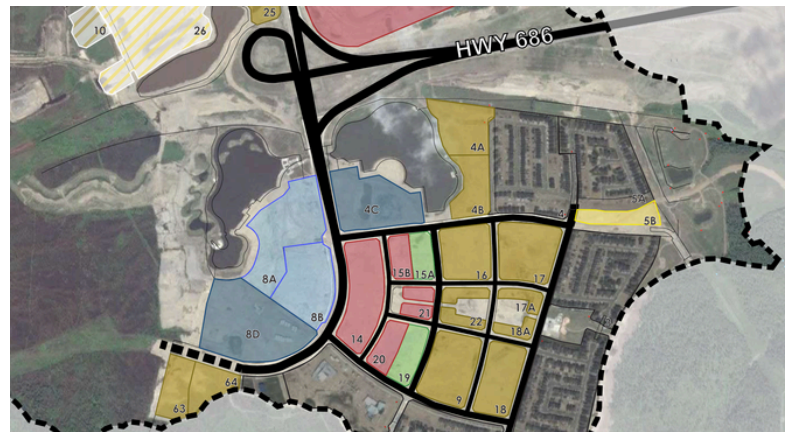
**SERVICES:** Based on adjacent development, the parcels are provided fully municipal services in relatively close proximity to the property line(s) including water, natural gas, sewer and power.

**TRAFFIC EXPOSURE:** Frontage to Callen Drive results in primarily local traffic flow.

**\*ZONING, PERMITTED LAND USES AND SERVICING TO BE VERIFIED BY PURCHASER WITH THE RMWB.**

## Parcel 19

Parcel 19 is positioned at Lot 19, Block 1—fronting Offereins Gate at the prominent corners of Callen Drive and Dakin Drive—this exceptional 4.37-acre (+/-) parcel presents a rare land development opportunity in one of Fort McMurray’s most rapidly expanding areas.



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FOR SALE | PARCEL 20

# Commercial Land Development Opportunity

## PROPERTY INFORMATION

**LIST PRICE:** \$2,700,000

**LAND SIZE:** 3.48 Acres (1.4 Hectares)

**LEGAL ADDRESS:** Plan 1422987 Block 20 Lot 1

**ZONING:** MD (Main Street District)

**MLS® #:** A2217109

**LOCATION:** Parsons Creek North -  
Callen Drive / Chow Street

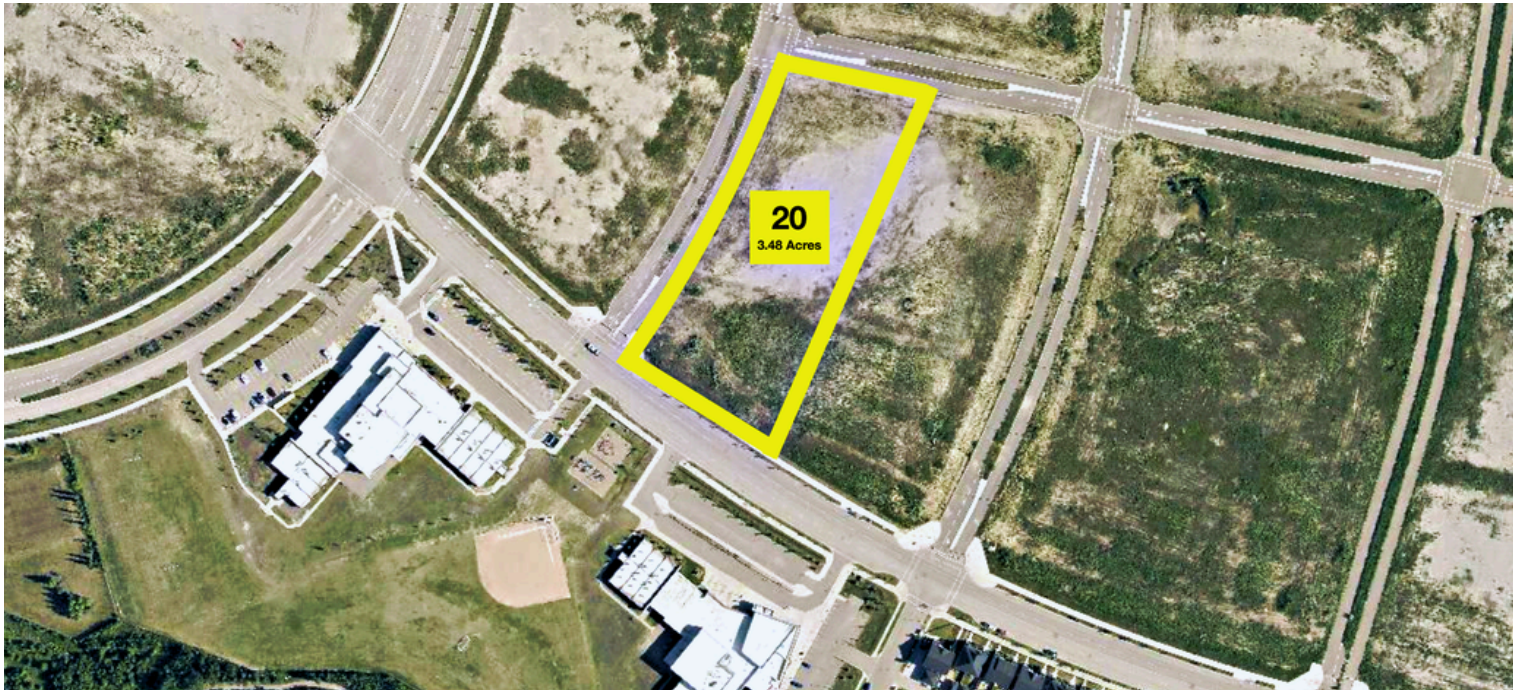
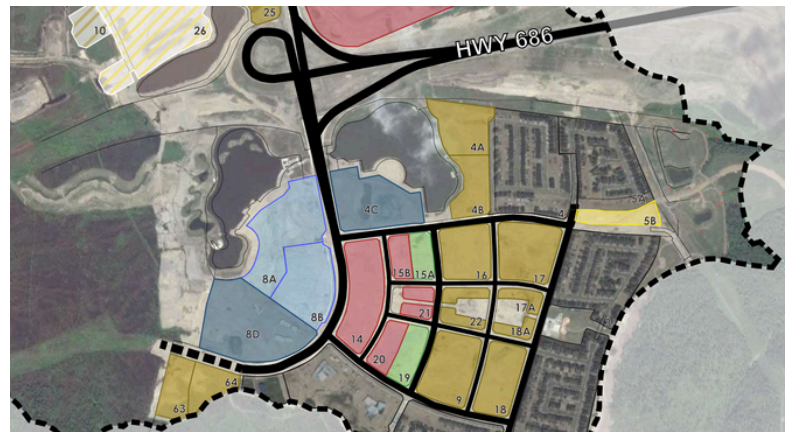
**SERVICES:** Based on adjacent development, the parcels are provided fully municipal services in relatively close proximity to the property line(s) including water, natural gas, sewer and power.

**TRAFFIC EXPOSURE:** Frontage to Callen Drive results in primarily local traffic flow.

**\*ZONING, PERMITTED LAND USES AND SERVICING TO BE VERIFIED BY PURCHASER WITH THE RMWB.**

## Parcel 20

Parcel 20 is situated on Chow Street and boasts an expansive 3.48 acres of land zoned MD Main Street District. The parcel is provided fully municipal services in relatively close proximity to the property line including water, natural gas, sewer and power.



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FOR SALE | PARCEL 21 - LOT 1 & 2

# Commercial Land Development Opportunity

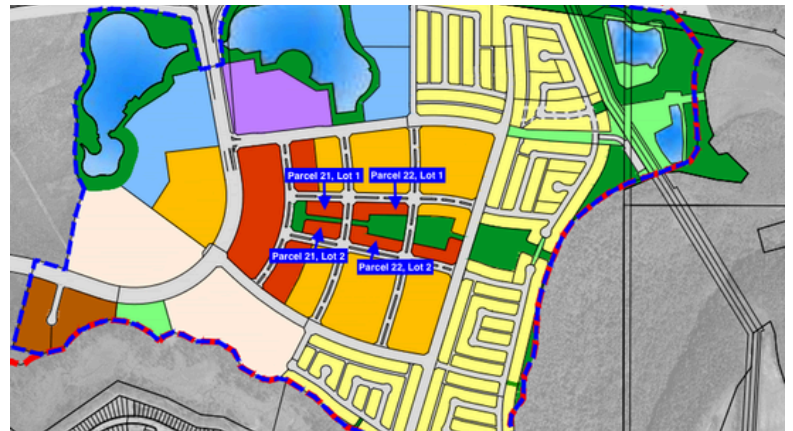
## PROPERTY INFORMATION

<b>LIST PRICE:</b>	Lot 1: \$950,000 Lot 2: \$950,000
<b>LAND SIZE:</b>	Lot 1: 1.22 Acres (0.493 Hectares) Lot 2: 1.23 Acres (0.497 Hectares)
<b>LEGAL ADDRESS:</b>	Plan 1422987 Block 21 Lot 1 & 2
<b>ZONING:</b>	C1 - Main Street District
<b>MLS® #:</b>	Lot 1: A2271499 Lot 2: A2271502
<b>LOCATION:</b>	Parsons Creek North, Fort McMurray
<b>SERVICES:</b>	Based on adjacent development, the parcels are provided fully municipal services in relatively close proximity to the property line(s) including water, natural gas, sewer and power.
<b>TRAFFIC EXPOSURE:</b>	Corner of Dakin Drive, Offereins Gate, and Nicholson Drive results in primarily local traffic flow.

\*ZONING, PERMITTED LAND USES AND SERVICING TO BE VERIFIED BY PURCHASER WITH THE RMWB.

## Parcel 21

Parcel 21 is situated on corner of Dakin Drive, Offereins Gate, and Nicholson Drive and boasts an expansive 1.22 & 1.23 acres of land zoned C1 Main Street District. The parcel is provided fully municipal services in relatively close proximity to the property line including water, natural gas, sewer and power.



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FOR SALE | PARCEL 22 - LOT 1 & 2

# Commercial Land Development Opportunity

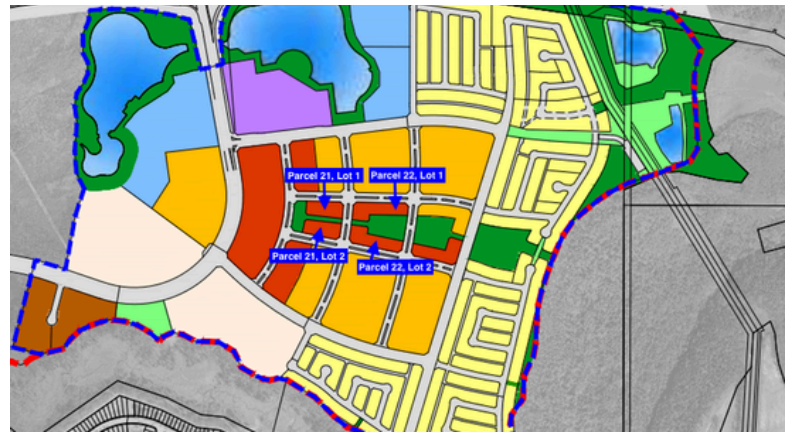
## PROPERTY INFORMATION

<b>LIST PRICE:</b>	Lot 1: \$1,200,000 Lot 2: \$1,170,000
<b>LAND SIZE:</b>	Lot 1: 1.71 Acres (0.692 Hectares) Lot 2: 1.67 Acres (0.675 Hectares)
<b>LEGAL ADDRESS:</b>	Plan 1422987 Block 22 Lot 1 & 2
<b>ZONING:</b>	R3 - Mid-Rise Medium Density
<b>MLS® #:</b>	Lot 1: A2271504 Lot 2: A2271507
<b>LOCATION:</b>	Parsons Creek North, Fort McMurray
<b>SERVICES:</b>	Based on adjacent development, the parcels are provided fully municipal services in relatively close proximity to the property line(s) including water, natural gas, sewer and power.
<b>TRAFFIC EXPOSURE:</b>	Corner of Dakin Drive, Offereins Gate, Nicholson Drive, and Collicott Drive results in primarily local traffic flow.

\*ZONING, PERMITTED LAND USES AND SERVICING TO BE VERIFIED BY PURCHASER WITH THE RMWB.

## Parcel 22

Parcel 22 is situated on corner of Dakin Drive, Offereins Gate, Nicholson Drive, and Collicott Drive and boasts an expansive 1.71 & 1.67 acres of land zoned R3 Mid-Rise Medium Density. The parcel is provided fully municipal services in relatively close proximity to the property line including water, natural gas, sewer and power.



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