

# \$377,900 - 125 Garden Lane, Fort McMurray

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MLS® #A2193965

**\$377,900**

0 Bedroom, 0.00 Bathroom,  
Land on 36.80 Acres

Waterways, Fort McMurray, Alberta

Live in a Country Paradise! Discover the chance to own a rare 36.79 acre piece of land in Draper. Surrounded by serene natural landscapes, this property offers the perfect escape while keeping you just minutes from downtown. Located off Draper Road and fronting Garden Lane, this parcel provides endless possibilities for those seeking to build their custom dream home - this property has the space and zoning to accommodate your vision. Zoned SH (Small Holdings), the land allows for a variety of uses, offering flexibility and potential for development. Adding to its appeal, the property is near the picturesque Clearwater River, ideal for those with recreational toys like trailers, ATVs, boats, or snowmobiles. This is a rare chance to secure a multi-acre lot in a beautiful, quiet neighborhood, yet stay close to both downtown amenities and convenient access to the airport. Don't miss out on this exceptional opportunity to make your country living dreams a reality!



## Essential Information

MLS® #	A2193965
Price	\$377,900
Bathrooms	0.00
Acres	36.80
Type	Land
Sub-Type	Residential Land

Status                      Active

**Community Information**

Address                    125 Garden Lane  
Subdivision                Waterways  
City                        Fort McMurray  
County                     Wood Buffalo  
Province                    Alberta  
Postal Code                T9K 0B6

**Additional Information**

Date Listed                February 11th, 2025  
Days on Market            83  
Zoning                     SH

**Listing Details**

Listing Office             EXP REALTY

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