

# \$849,000 - 7428 Bulyea Avenue, Fort McMurray

MLS® #A2174531

**\$849,000**

0 Bedroom, 0.00 Bathroom,  
Land on 0.72 Acres

Waterways, Fort McMurray, Alberta

Prime Investment Opportunity in Fort McMurray!

This Expansive 30,000+ sq ft corner lot is fully serviced with water, sewer, and power is perfectly positioned in a high-demand area and zoned C-1, offering tremendous potential for Commercial Development. Whether you choose to Custom-build or bring in a ready-to-move (RTM) structure, this property provides unmatched flexibility to create the business of your dreams. The strategic location, surrounded by parks and green spaces, ensures excellent visibility and accessibility—ideal for a variety of business ventures.

Priced competitively to sell, this rare opportunity offers significant growth and profitability potential. Don't miss your chance to secure one of Fort McMurray's most sought-after properties. The possibilities are endless—turn your vision into reality and start building your next successful venture today!



## Essential Information

MLS® #	A2174531
Price	\$849,000
Bathrooms	0.00
Acres	0.72
Type	Land
Sub-Type	Commercial Land

Status                      Active

**Community Information**

Address                      7428 Bulyea Avenue  
Subdivision                  Waterways  
City                            Fort McMurray  
County                        Wood Buffalo  
Province                      Alberta  
Postal Code                  T9H 1B6

**Exterior**

Exterior Features    Storage

**Additional Information**

Date Listed                  October 21st, 2024  
Days on Market            286  
Zoning                        PS And C1

**Listing Details**

Listing Office              RE/MAX Connect

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