



**Saline Creek Land Development  
Fort McMurray, Alberta**

**MLS # A2273167**



**\$6,078,750**

**Division:** Henning Ridge

**Lot Size:** 243.17 Acres

**Lot Feat:** -

**By Town:** -

**LLD:** -

**Zoning:** UE

**Water:** -

**Sewer:** -

**Utilities:** -

An exceptional opportunity to acquire 243.15 acres of Crown Land in Saline Creek on the south side of Fort McMurray. This expansive parcel is zoned UE Urban Expansion. The property is currently undeveloped and uncleared, offering a true blank slate for long term planning. Located minutes from the Fort McMurray International Airport with quick access to Highways 63 and 69, this site is well positioned within an emerging growth corridor. Surrounding areas include Henning Ridge + Rotary Links Golf Course, Gregoire, Prairie Creek, Mackenzie Industrial Park, and established south side neighbourhoods. The parcel features a mix of treed terrain and natural landscape, creating potential for a variety of future land use concepts subject to municipal approvals. Any future development will require full servicing and planning through the RMWB, including alignment with the Municipal Development Plan and future Area Structure Plans. Purchasers are responsible for confirming permitted and discretionary uses, servicing requirements, environmental considerations, and development feasibility. Large contiguous land holdings of this size within municipal boundaries are increasingly rare. This property represents a strategic long term investment for parties looking to participate in the future expansion of south Fort McMurray. All permitted development to be verified by the purchaser.