

# \$730,000 - 788 Heritage Drive, Fort McMurray

MLS® #A2183215

**\$730,000**

5 Bedroom, 4.00 Bathroom, 2,134 sqft  
Residential on 0.12 Acres

Parsons North, Fort McMurray, Alberta

Welcome to 788 Heritage Drive, a luxurious and thoughtfully designed home located in the desirable neighbourhood of Parsons Creek. Backing onto a tranquil green space with breathtaking tree-lined views and a playground just behind the property, this home offers an unparalleled combination of elegance, functionality, and location. With a freshly painted interior, a spacious floor plan, and a two-bedroom legal suite, this home is truly move-in ready.

The exterior impresses with a triple-car driveway leading to an oversized attached garage, providing ample parking and storage. The large, fully fenced backyard offers plenty of space to relax and entertain, complete with a rock-surround fire pit and direct access to the green space.

Inside, the main floor boasts a welcoming and open layout, enhanced by tile and engineered hardwood flooring. The living room features a natural gas fireplace flanked by custom built-in shelving, creating a warm yet sophisticated focal point. The kitchen is a culinary delight with granite countertops, a spacious island featuring built-in wine racks, built-in appliances, and a walk-through pantry that leads conveniently to the mudroom and garage. The dining area is flooded with natural light from oversized windows, offering stunning views of the backyard and surrounding greenery.



Upstairs, a versatile bonus room with vaulted ceilings provides the perfect space for movie nights, relaxation, or entertaining. The upper level includes two generously sized bedrooms, a laundry room with upper cabinets and a sink, and a luxurious primary retreat. The primary suite is a serene escape, comfortably accommodating a king-sized bed and featuring a double-door walk-in closet and a spa-like ensuite with a soaker tub, walk-in shower, and abundant natural light.

The lower level houses a well-designed two-bedroom legal suite, ideal for extended family, guests, or rental income both long term or short. This space features a bright white kitchen with included appliances, a built-in folding table for added versatility, a spacious living area, two large bedrooms with excellent closet space, a four-piece bathroom, and its own laundry facilities. The suite is equipped with baseboard heaters for added comfort.

This stunning home is complete with central air conditioning to keep you cool in the summer and efficient heating systems for the winter. Located close to parks, trails, and amenities, 788 Heritage Drive offers the perfect balance of luxury living and outdoor adventure. Schedule your private tour today and discover the exceptional lifestyle this home provides.

Built in 2012

### **Essential Information**

MLS® #	A2183215
Price	\$730,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1

Square Footage	2,134
Acres	0.12
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	788 Heritage Drive
Subdivision	Parsons North
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0Z8

### **Amenities**

Parking Spaces	5
Parking	Double Garage Attached, Garage Door Opener, Parking Pad, Driveway, Garage Faces Front, Heated Garage, Side By Side
# of Garages	2

### **Interior**

Interior Features	Closet Organizers, Crown Molding, Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Built-in Features, Jetted Tub, Separate Entrance, Sump Pump(s)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Exterior Entry, Suite

### **Exterior**

Exterior Features	BBQ gas line, Lighting
Lot Description	Back Yard, Front Yard, Landscaped, Backs on to Park/Green Space,

Gazebo, Greenbelt, No Neighbours Behind, Standard Shaped Lot

Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	December 14th, 2024
Days on Market	90
Zoning	ND

### **Listing Details**

Listing Office	The Agency North Central Alberta
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