

# \$725,000 - 788 Heritage Drive, Fort McMurray

MLS® #A2183215

## \$725,000

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

Parsons North, Fort McMurray, Alberta

Tree Lined Green Belt | 5 Bedrooms | 2 Bed LEGAL Suite | Bonus Room | 3 Car Driveway | Immediate Possession Available! Welcome to 788 Heritage Drive, a beautiful 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 hidden community playground, rock wall, volley ball nets and walking paths just behind the property, this home offers an unparalleled combination of elegance, functionality, and location. With a freshly painted interior, a spacious floor plan with a bonus room and upstairs laundry,, 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	\$725,000

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

### Interior

Interior Features	Built-in Features, Closet Organizers, Crown Molding, Granite Counters, High Ceilings, Vinyl Windows, Jetted Tub, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Separate Entrance, Storage, Sump Pump(s), Walk-In Closet(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                      Exterior Entry, Full, Suite

**Exterior**

Exterior Features      BBQ gas line, Lighting  
Lot Description        Backs on to Park/Green Space, Back Yard, Front Yard, Gazebo,  
Greenbelt, Landscaped, 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        138  
Zoning                   ND

**Listing Details**

Listing Office            The Agency North Central Alberta

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.