

# \$699,900 - 689 Heritage Drive, Fort McMurray

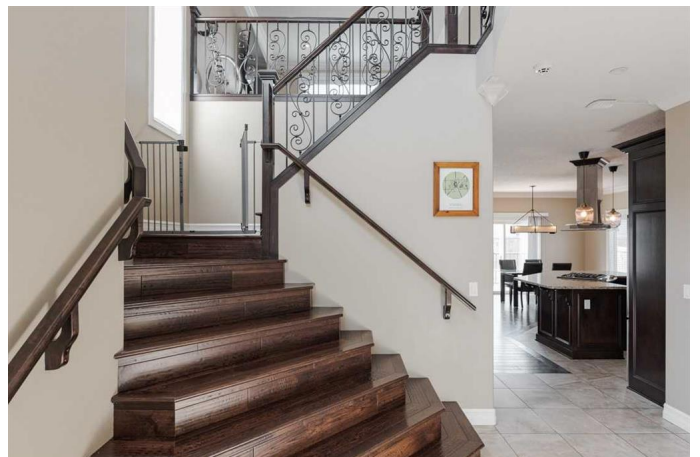
MLS® #A2253059

**\$699,900**

4 Bedroom, 4.00 Bathroom, 2,190 sqft  
Residential on 0.11 Acres

Parsons North, Fort McMurray, Alberta

Welcome to 689 Heritage Drive â€” A Spacious 4 bedroom, 3.5 bathroom, plus BONUS ROOM Two-Storey Home with Legal Suite and Premium Finishes. Step into this beautifully appointed home with 3098 developed square feet of quality craftsmanship and thoughtful design. With rich hardwood and tile flooring throughoutâ€”this is a true no-carpet home, perfect for style, durability, and easy maintenance. The grand foyer greets you with soaring vaulted ceilings, setting the tone for the impressive open-concept main level. The heart of the home is the chefâ€™s kitchen, featuring stainless steel appliances, a gas stove with exterior venting, striking espresso cabinetry, stunning pendant lighting, and a massive walk-through pantry that conveniently connects to the mudroom, main floor laundry, powder room, and the oversized double Heated garageâ€”boasting high ceilings and ample space for your trucks and additional storage. The spacious living room includes a cozy gas fireplace, while the expansive dining area opens through patio doors to a large deck overlooking the fully fenced backyard, complete with a firepitâ€”perfect for entertaining. Upstairs, hardwood continues to a bright bonus room and into the elegant primary suite, accessed through French doors. The primary features a luxurious ensuite with travertine tile floors, jacuzzi tub, double vanities, stand-up shower, and a massive walk-in closet. Two more generously sized bedrooms- both with walk in



closets, and a full bath complete the upper level. The fully developed basement offers a fantastic income opportunity with a one-bedroom legal suite, currently rented for \$1,700/month. This well-appointed suite features its own private entrance, separate furnace and laundry, a full kitchen with the same upgraded espresso cabinetry as upstairs, a generous living/dining area, and a beautiful bathroom with in-floor heating—providing both comfort and style for tenants or extended family. Whether you're looking for multi-generational living, a mortgage helper, or simply a spacious and stylish family home, 689 Heritage Drive offers it all in a beautifully finished package. This property also includes custom blinds throughout and Central air conditioning. Amazing location, across the street from biking and walking trails, parks, and close to schools and the skatepark. Call today!

Built in 2013

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2253059    |
| Price          | \$699,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,190       |
| Acres          | 0.11        |
| Year Built     | 2013        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|         |                    |
|---------|--------------------|
| Address | 689 Heritage Drive |
|---------|--------------------|

|             |               |
|-------------|---------------|
| Subdivision | Parsons North |
| City        | Fort McMurray |
| County      | Wood Buffalo  |
| Province    | Alberta       |
| Postal Code | T9K 2X2       |

### Amenities

|                |                                                  |
|----------------|--------------------------------------------------|
| Parking Spaces | 5                                                |
| Parking        | Double Garage Attached, Heated Garage, Aggregate |
| # of Garages   | 2                                                |

### Interior

|                   |                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Closet Organizers, Pantry, Separate Entrance, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Gas Stove, Microwave, Refrigerator, Washer/Dryer                                                |
| Heating           | Forced Air, Natural Gas                                                                                                              |
| Cooling           | Central Air                                                                                                                          |
| Fireplace         | Yes                                                                                                                                  |
| # of Fireplaces   | 1                                                                                                                                    |
| Fireplaces        | Gas                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                  |
| Basement          | Finished, Full, Exterior Entry, Suite                                                                                                |

### Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | None                               |
| Lot Description   | Landscaped                         |
| Roof              | Asphalt Shingle                    |
| Construction      | Concrete, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                    |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 2nd, 2025 |
| Days on Market | 57                  |
| Zoning         | ND                  |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | COLDWELL BANKER UNITED |
|----------------|------------------------|

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