

# \$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        136

Zoning                   ND

**Listing Details**

Listing Office           The Agency North Central Alberta

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