

\$494,900 - 169 Heritage Drive, Fort McMurray

MLS® #A2251877

\$494,900

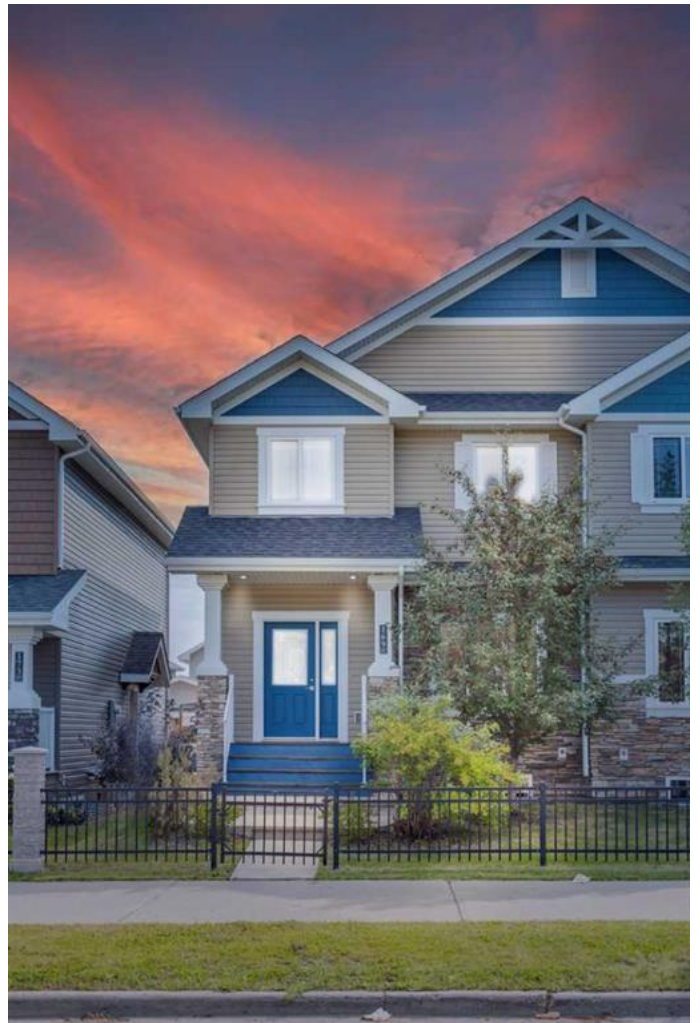
4 Bedroom, 4.00 Bathroom, 1,671 sqft

Residential on 0.07 Acres

Parsons North, Fort McMurray, Alberta

DOUBLE DETACHED HEATED GARAGE WITH 220 POWER AND DRIVEWAY PARKING! 1 BEDROM AND 1 DEN LEGAL BASEMENT SUITE! FORMER SHOW HOME!

Welcome to your new home in the growing and sought-after community of Parsons North! This spacious duplex offers the perfect blend of comfort, functionality, and income potential with its 1 bedroom + den legal suite and double detached heated garage—ideal for homeowners or savvy investors. Step inside to discover a warm and inviting main floor, featuring a generous living room with a cozy gas fireplace, perfect for relaxing evenings. The layout flows effortlessly into a large kitchen and dining area, where you'll enjoy granite countertops, stainless steel appliances, a kitchen island, corner pantry, and plenty of cabinet space—ideal for any home chef. A 2-piece powder room and main floor laundry complete this level for added convenience. Upstairs, you'll find 3 bedrooms plus a spacious den, offering flexibility for a home office, playroom, or second living space. The primary bedroom features a walk-in closet and a private 4-piece ensuite with a jetted tub and separate stand-up shower. A 4-piece main bathroom services the additional bedrooms. Downstairs, the legal basement suite offers a separate entrance, 1 bedroom + den, full 4-piece bath, second kitchen with stainless steel appliances, separate laundry, and a good-sized living room—perfect for rental income or extended family. Outside, enjoy the



freshly painted (WALLS AND GARAGE FLOOR) detached double heated garage, complete with 220V power, and an extended driveway offering ample parkingâ€”rare to find! Additional features include A/C, brand new hot water on demand, and a prime location near bus stops, parks, and the upcoming Walmart development. Don't miss this incredible opportunityâ€”call today to book your private tour and make this home yours!

Built in 2013

Essential Information

MLS® #	A2251877
Price	\$494,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,671
Acres	0.07
Year Built	2013
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	169 Heritage Drive
Subdivision	Parsons North
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K0X9

Amenities

Parking Spaces	6
Parking	Double Garage Detached



of Garages 2

Interior

Interior Features Kitchen Island
Appliances Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood Fan, 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

Exterior

Exterior Features BBQ gas line, Private Entrance
Lot Description Back Lane, Backs on to Park/Green Space, See Remarks
Roof Asphalt Shingle
Construction Concrete, Vinyl Siding
Foundation Poured Concrete

Additional Information

Date Listed August 27th, 2025
Days on Market 63
Zoning ND

Listing Details

Listing Office ROYAL LEPAGE BENCHMARK

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.