

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

MLS® #A2183215

**\$725,000**

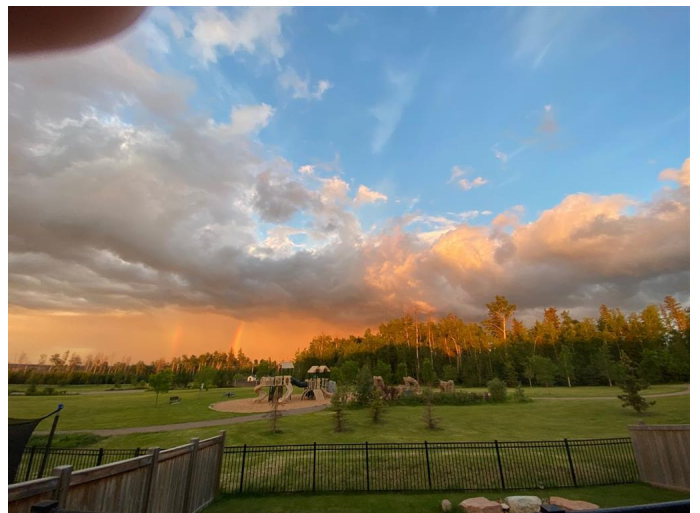
5 Bedroom, 4.00 Bathroom, 2,134 sqft  
Residential on 0.12 Acres

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

### Interior

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

Basement                      Full, Exterior Entry, Suite

**Exterior**

Exterior Features      Lighting, BBQ gas line

Lot Description        Back Yard, Front Yard, Landscaped, Standard Shaped Lot, Backs on to  
Park/Green Space, Gazebo, Greenbelt, No Neighbours Behind

Roof                      Asphalt Shingle

Construction          Vinyl Siding

Foundation            Poured Concrete

**Additional Information**

Date Listed             December 14th, 2024

Days on Market        152

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.