

# \$447,000 - 205 Heritage Drive, Fort McMurray

MLS® #A2209301

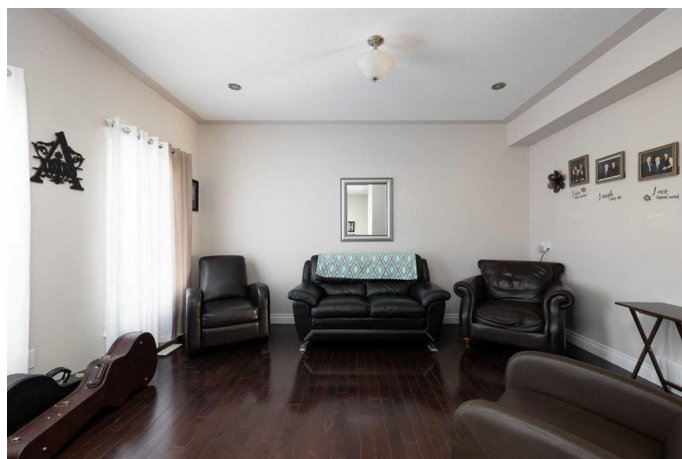
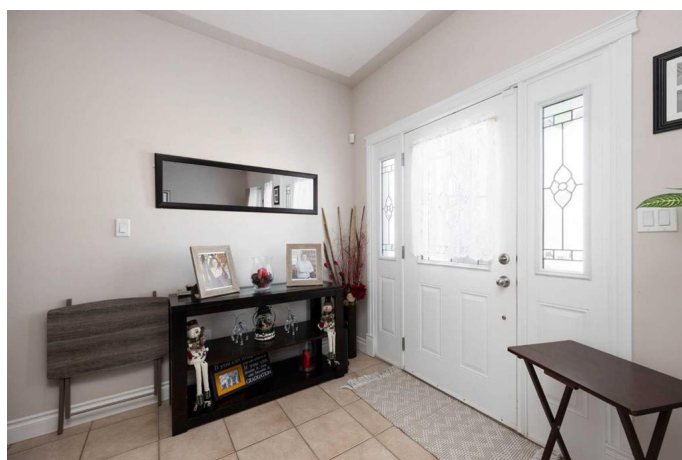
**\$447,000**

4 Bedroom, 4.00 Bathroom, 1,592 sqft

Residential on 0.07 Acres

Parsons North, Fort McMurray, Alberta

Get ready to fall in love with this gorgeous semi-detached gem tucked into the heart of Parsons North, one of Fort McMurray's most dynamic and up-and-coming neighborhoods. With 4 bedrooms, 3.5 bathrooms, and a legal 1-bedroom suite, this home is perfect for growing families, savvy investors, or anyone dreaming of a vibrant lifestyle with room to grow. Step inside, and you're instantly welcomed by a spacious foyer setting the stage for the open, airy layout throughout the home. The main floor features a stunning kitchen with granite countertops, sleek stainless steel appliances, a pantry (hello storage!), and a dining area that opens right onto your back deck, perfect for summer BBQs and sunset hangouts. Oh, and there's a gas hookup ready to go! The living room is drenched in natural light, thanks to oversized windows that make every corner warm and inviting. A convenient powder room wraps up the main floor for added ease. Your primary bedroom is upstairs, a true retreat. Unwind in the luxurious ensuite, with dual sinks, a jetted tub, and a walk-in closet big enough to make organizing a joy. Two additional bedrooms and an upstairs laundry keep life simple and efficient. Downstairs? You've got a 1-bedroom legal suite with its own entrance, full kitchen, laundry, and high-end finishes that match the main home, ideal for rental income or giving guests or family their own private space. And there's more: attached heated garage, central A/C, hot water on demand, central vac, and



extra parking with the rear pad. But letâ€™s talk lifestyle: Parsons North is surrounded by trails, parks, and nature, inviting you to explore the outdoors all year, bike, walk, run, or snowshoe right from your front door. With schools, bus stops, and shops just minutes away, convenience is part of the package. Plus, this is a neighborhood on the rise, a future-forward community where development is booming and the vibe is only getting better. Whether youâ€™re after a beautiful place to call home or a smart investment in a thriving area, 205 Heritage Drive is ready to welcome you. Donâ€™t miss your chance to live in a home and a neighborhood youâ€™ll love.

Built in 2014

**Essential Information**

MLS® #	A2209301
Price	\$447,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,592
Acres	0.07
Year Built	2014
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

**Community Information**

Address	205 Heritage Drive
Subdivision	Parsons North
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0X9

## Amenities

Parking Spaces	3
Parking	Alley Access, Garage Door Opener, Heated Garage, Off Street, Parking Pad, Single Garage Attached, Concrete Driveway
# of Garages	1

## Interior

Interior Features	Ceiling Fan(s), Double Vanity, Granite Counters, Pantry, Separate Entrance, Vinyl Windows, Jetted Tub, Sump Pump(s)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave Hood Fan, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

## Exterior

Exterior Features	Other
Lot Description	Front Yard, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	April 8th, 2025
Days on Market	36
Zoning	ND

## Listing Details

Listing Office	RE/MAX Connect
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