



THE
A-TEAM

**RE/MAX
FIRST**

205 HERITAGE Drive, Fort McMurray T9K0X9

MLS® #: **A2108849**

Area: **Parsons North**

Listing Date: **02/22/24**

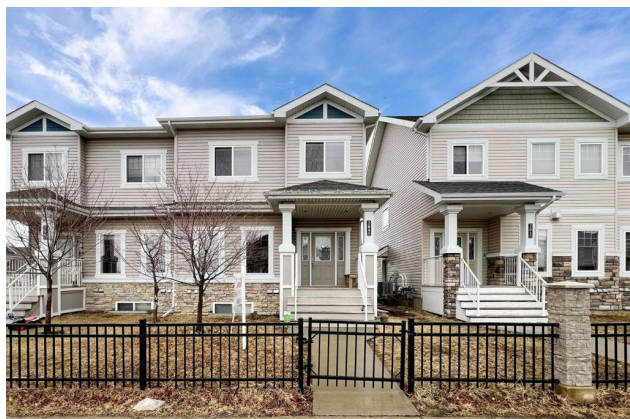
List Price: **\$464,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$5k, 24-Apr**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half Duplex)

City/Town:

Fort McMurray

Year Built:

2014

Lot Information

Lot Sz Ar:

2,895 sqft

Lot Shape:

Access:

Lot Feat:

Park Feat:

Finished Floor Area

Abv Sqft:

1,585

Low Sqft:

Ttl Sqft:

1,585

DOM

71

Layout

Beds:

4 (3 1)

Baths:

3.5 (3 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

3

Garage Sz:

1

**Back Lane,Back Yard,Front Yard,Landscaped
Parking Pad,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Barbecue,BBQ gas line,Private Entrance**

Construction:

Vinyl Siding

Flooring:

Hardwood,Laminate,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Dishwasher,Dryer,Microwave,Refrigerator,Stove(s),Washer**

Int Feat: **Central Vacuum,Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,No Animal Home,No Smoking Home,Pantry,Separate Entrance,Storage,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room

2pc Bathroom

Foyer

Living Room

Bedroom

Bedroom

4pc Bathroom

Level

Main

Main

Main

Upper

Upper

Suite

Dimensions

5`1" x 5`6"

8`0" x 8`10"

12`11" x 15`1"

10`3" x 10`0"

10`4" x 11`0"

7`0" x 11`10"

Room

Dining Room

Kitchen

4pc Bathroom

5pc Ensuite bath

Bedroom - Primary

Bedroom

Level

Main

Main

Upper

Upper

Upper

Suite

Dimensions

8`8" x 13`8"

12`2" x 15`7"

9`2" x 4`10"

7`4" x 13`9"

13`5" x 15`0"

12`8" x 12`0"

Kitchen	Suite	11`8" x 2`11"	Game Room Legal/Tax/Financial	Suite	11`8" x 14`9"
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Title: Fee Simple	Zoning: ND	
Legal Desc:	1320158	Remarks

Pub Rmks:	<p>Welcome to 205 Heritage Drive, Your Perfect Starter Home! This Charming Semi-Detached Home is a dream for first-time buyers, offering an Attached Heated Garage and a parking pad with back alley access. It boasts a Legal and Spacious Basement Suite, beautiful high-end finishes, and central A/C. The Main floor features a more traditional layout with a larger-than-most kitchen, perfect for honing your culinary skills! Located just steps from major bus routes, schools, and parks, this home provides convenience and accessibility in Parsons Creek North. A covered front porch welcomes you home, leading to a spacious front entry. With 9ft ceilings and oversized windows on every floor, the home is filled with natural light, creating a warm and inviting atmosphere. Hardwood floors add a touch of elegance to the living room, while tile flooring in the kitchen and dining area is both stylish and practical. The kitchen is a chef's delight, featuring granite countertops, beautiful cabinets, stainless steel appliances (including a range hood), and a mosaic tile backsplash. A corner pantry and endless upper and lower cabinets provide ample storage space. The dining room offers access to the back deck with a gas line for your BBQ, as well as the rear-facing attached garage. A 2pc powder room on the main floor is finished to the same high standards as the rest of the home. Upstairs, you'll find three spacious bedrooms, including a primary suite with an ensuite bathroom boasting a large soaker tub, dual vanity, and walk-in closet. Large windows and hardwood floors create a cozy and inviting ambiance in each room. The laundry is conveniently located on the second floor for added convenience. The lower level of the home features a legal basement suite with an open floor plan, a spacious bedroom, a large bathroom, and separate laundry. The kitchen in the basement suite is equipped with a pantry and stainless steel appliances, offering comfortable living and dining areas in the same space. Additional features of the home include Central Vac, Hot Water on Demand, and Two Forced Air Furnaces (one for each living space), providing comfort and convenience year-round. 205 Heritage Drive is not just a house; it's a place where memories are made. Don't miss this opportunity to make it your own!</p>
Inclusions:	2 x (Fridge, stove, microwave, dishwasher, washer, dryer), A/C, garage heater
Property Listed By:	RE/MAX FORT MCMURRAY

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800

