



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**136 HEIBERT Bay, Fort McMurray T9K 2X3**

MLS® #: **A2115478**

Area: **Parsons North**

Listing Date: **03/15/24**

List Price: **\$569,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$10k, 29-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Fort McMurray**  
Year Built: **2014**  
Lot Information  
Lot Sz Ar: **6,263 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **1,768**  
Low Sqft:  
Ttl Sqft: **1,768**

DOM

**47**  
Layout  
Beds: **6 (4 2 )**  
Baths: **4.0 (4 0)**  
Style: **2 Storey**

Parking

Ttl Park: **4**  
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Cul-De-Sac,Few Trees,Front Yard,Lawn,Level**  
Park Feat: **Concrete Driveway,Double Garage Attached,Driveway,Front Drive,Garage Door Opener,Garage Faces Front,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Fireplace(s),Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **BBQ gas line**

Construction: **Vinyl Siding**  
Flooring: **Ceramic Tile,Hardwood,Laminate**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Other**  
Int Feat: **Built-in Features,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Quartz Counters,Separate Entrance,Soaking Tub,Stone Counters,Sump Pump(s),Vinyl Windows**

Utilities:

Room Information

Room	Level	Dimensions
3pc Bathroom	Main	8`10" x 4`4"
Dining Room	Main	13`10" x 8`9"
Living Room	Main	14`3" x 11`7"
5pc Ensuite bath	Second	9`7" x 10`11"
Bedroom	Second	14`4" x 10`1"
3pc Bathroom	Lower	10`7" x 5`4"

Room	Level	Dimensions
Bedroom	Main	9`10" x 10`10"
Laundry	Main	8`10" x 4`11"
4pc Bathroom	Second	7`10" x 9`11"
Bedroom	Second	12`4" x 11`8"
Bedroom - Primary	Second	12`11" x 11`9"
Bedroom	Lower	12`2" x 10`9"

Bedroom	Lower	13`6" x 10`8"	Dining Room	Lower	12`4" x 8`10"
Kitchen	Lower	12`9" x 10`2"	Furnace/Utility Room	Lower	8`10" x 14`5"
Kitchen	Main	13`10" x 11`7"	Legal/Tax/Financial		

Title:	Zoning:				
Fee Simple	ND				
Legal Desc:	1320160	Remarks			

Pub Rmks:	<p>Welcome to 136 Heibert Bay; a stylish and sophisticated home located in the highly sought after community of Parsons North. Step into an open-concept haven boasting a seamlessly integrated kitchen, dining room, and living area. The kitchen exudes luxury with rich dark wood cabinetry that contrasts beautifully with the dazzling white quartz countertops, tiled backsplash, and a convenient eat-up island featuring a gas stove insert complemented by a sleek range hood overhead. As you cozy up in the living room, you'll find yourself embraced by the warmth of a three-way fireplace, while abundant windows infuse the space with natural light, creating a bright and airy ambiance. Access the backyard from the dining room, leading to a spacious deck with a BBQ gas hookup, perfect for summer gatherings, all overlooking a fully fenced spacious backyard. The main floor also hosts a versatile space that can serve as the 4th bedroom, office or play room. A convenient 3-piece bathroom with a tiled walk-in shower leads to the laundry room situated off the double-car garage for added ease and functionality. Venture upstairs to discover the primary retreat boasting expansive windows with a double closet complete with thoughtfully designed organizers. The 5pc ensuite features a stand alone soaker tub, walk-in shower and a dual sink vanity. The upper level is complete with two more well appointed bedrooms that share a full four-piece bathroom. The lower level features a separate entrance leading to the legal 2-bedroom suite, equipped with a full kitchen, dining/living area, two generously sized bedrooms, and a chic 3-piece bathroom with a spacious tiled shower, as well as its own dedicated laundry space. Experience the epitome of modern living in this stunning property, where luxury, comfort, and convenience converge seamlessly. Don't miss the opportunity to call this house your home. Schedule your private tour today!</p>
Inclusions:	N/A
Property Listed By:	The Agency North Central Alberta

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





















