



THE
A-TEAM

**RE/MAX
FIRST**

517 HERITAGE Drive, Fort McMurray T9K 2W8

MLS®#: **A2115929**

Area: **Parsons North**

Listing Date: **03/19/24**

List Price: **\$599,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2014

Lot Information

Finished Floor Area

Lot Sz Ar:

4,612 sqft

Lot Shape:

Abv Sqft:

1,706

Low Sqft:

Ttl Sqft:

1,706

DOM

59

Layout

Beds:

6 (4 2)

Baths:

3.5 (3 1)

Style:

2 Storey

Parking

Ttl Park:

5

Garage Sz:

3

Access:

Lot Feat:

Park Feat:

Back Yard

Double Garage Detached, Driveway, Heated Garage

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air, Natural Gas**

Sewer:

Ext Feat: **Balcony**

Construction:

Wood Frame

Flooring:

Tile, Wood

Water Source:

Fnd/Bsm:

Poured Concrete

Kitchen Appl:

Central Air Conditioner, Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings

Int Feat:

Breakfast Bar, Double Vanity, Jetted Tub, Quartz Counters, Walk-In Closet(s)

Utilities:

Room Information

Room	Level	Dimensions
Foyer	Main	10`3" x 5`10"
Dining Room	Main	10`6" x 8`4"
2pc Bathroom	Main	8`11" x 5`6"
Sunroom/Solarium	Main	12`2" x 13`9"
5pc Ensuite bath	Second	9`5" x 11`2"
Bedroom	Second	12`1" x 10`5"
Laundry	Second	6`11" x 6`4"

Room	Level	Dimensions
Living Room	Main	12`6" x 17`6"
Kitchen	Main	10`6" x 9`1"
Bedroom	Main	12`3" x 8`8"
Bedroom - Primary	Second	13`0" x 14`6"
4pc Bathroom	Second	11`11" x 4`11"
Bedroom	Second	10`2" x 11`4"
Game Room	Suite	15`11" x 14`6"

**Kitchen
Bedroom
Furnace/Utility Room**

**Suite
Suite
Suite**

**2`8" x 14`7"
8`11" x 9`5"
9`0" x 7`9"**

**4pc Bathroom
Bedroom**

**Suite
Suite**

**8`11" x 4`11"
9`0" x 8`9"**

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1320160

Zoning:
ND

Remarks

Pub Rmks:

Welcome to 517 Heritage Drive, where luxury and functionality meet in this spacious 6-bedroom home with a legal basement suite. Upon entry, you'll be greeted by a grand foyer and rich hardwood flooring that guides you through the main level. A versatile office/bedroom with ample natural light is perfect for work or relaxation. The heart of the home lies in the open-concept kitchen, dining, and living area. The kitchen features gleaming quartz countertops, modern tile backsplash, rich maple cabinetry, and a raised breakfast bar. Entertaining is a breeze with seamless flow into the dining space and living room, complete with a modern tile fireplace. Step through the dining area to discover the custom sun-enclosure—a perfect retreat with sliding windows and privacy curtains leading to the fully fenced backyard. A convenient two-piece bathroom completes this level. Upstairs, retreat to 3 generous-sized bedrooms, a laundry room, and the stunning primary bedroom boasting a large walk-in closet and spa-inspired ensuite with a custom tiled shower, jetted tub, and dual sinks. A 4-piece main bathroom completes this level. The fully developed basement offers a two-bedroom legal suite with separate laundry and a spacious kitchen featuring stainless steel appliances. Separate furnaces, hot water on demand, and air conditioning ensure comfort throughout. Outside, the oversized double detached heated garage with built-in storage and three-vehicle parking provides ample space for vehicles and storage needs. Additional upgrades include central vacuum, stamped concrete walkways, custom lighting, high-end window coverings, and more! This move-in-ready home awaits your personal touch and is conveniently located near trails, parks, and schools. Check out the photos, floor plans, and 3D tour and call today to schedule your personal viewing.

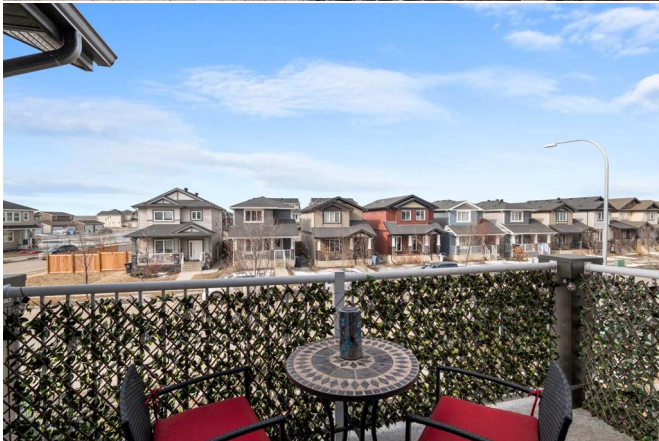
Inclusions:
Property Listed By:

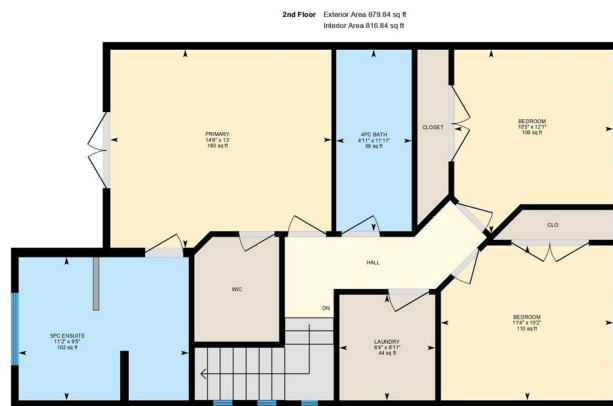
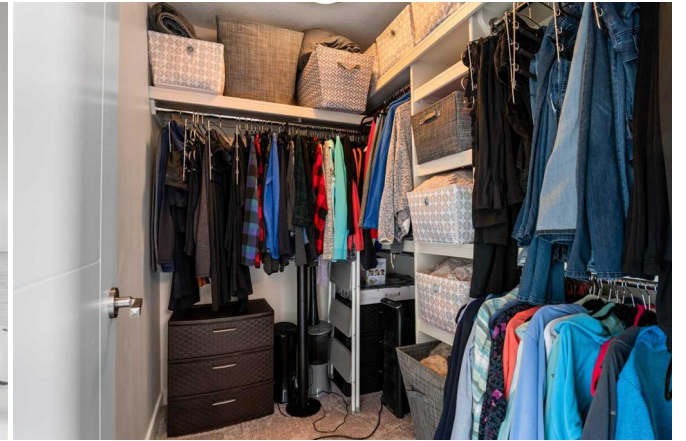
**Refrigerator X2, Stove X2, Dishwasher X2, OTR Microwave X2, Washer X2, Dryer X2, A/C, Garage Heater, All TV Mounts, and All Window Coverings.
ROYAL LEPAGE BENCHMARK**

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











Basement (Below Grade) Exterior Area 751.75 sq ft
Interior Area 697.02 sq ft



