

**588 HERITAGE Drive, Fort McMurray T9K 2X1**

MLS® #: **A2171016**      Area: **Parsons North**      Listing Date: **10/11/24**      List Price: **\$809,900**  
 Status: **Active**      County: **Wood Buffalo**      Change: **-\$10k, 25-Oct**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Fort McMurray**      Finished Floor Area  
 Year Built: **2013**      Abv Sqft: **2,269**  
Lot Information      Low Sqft:  
 Lot Sz Ar: **7,368 sqft**      Ttl Sqft: **2,269**  
 Lot Shape:

DOM

**40**  
Layout  
 Beds: **6 (4 2 )**  
 Baths: **4.5 (4 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **6**  
 Garage Sz: **3**

Access:

Lot Feat: **Back Yard, Landscaped, Pie Shaped Lot**  
 Park Feat: **Aggregate, Drive Through, Heated Garage, Triple Garage Attached**

Utilities and Features

Roof: **Shingle**  
 Heating: **Forced Air, Natural Gas**  
 Sewer:  
 Ext Feat: **Fire Pit, Playground**

Construction: **Vinyl Siding, Wood Frame**  
 Flooring: **Carpet, Hardwood, Tile, Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer**  
 Int Feat: **Built-in Features, Central Vacuum, Closet Organizers, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	16`0" x 14`0"	Kitchen	Main	13`0" x 14`0"
Dining Room	Main	13`1" x 9`9"	2pc Bathroom	Main	
Bedroom	Main	9`10" x 11`10"	Bedroom - Primary	Upper	13`11" x 15`7"
5pc Ensuite bath	Upper	9`10" x 10`5"	Bedroom	Upper	11`7" x 14`1"
Bedroom	Upper	10`9" x 11`3"	4pc Bathroom	Upper	
Bonus Room	Upper	14`11" x 18`5"	Kitchen	Basement	11`9" x 10`8"
Bedroom	Basement	9`8" x 13`5"	3pc Ensuite bath	Basement	

4pc Bathroom  
Family Room

Basement  
Basement

11`9" x 10`8"

Bedroom

Basement

12`0" x 11`4"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**1320160**

Zoning:  
**ND**

Remarks

Pub Rmks:

**Introducing 588 Heritage Drive: This luxurious home boasts 3200 sqft of fully developed living space, sitting on a massive 7368 Sqft Pie-shaped lot that offers ample parking both on the front exposed aggregate driveway, inside the TRIPLE DRIVE THROUGH GARAGE, and behind the garage for your atvs and outdoor toys. The garage is really a dream; Measuring 24'4x31'11 on the inside, it's complete with commercial grade epoxy floor, utility sink, radiant heat, man door access from both sides, and it even has a CUSTOM BUILT BAR!! The interior of this home is just as impressive; you'll notice the high ceilings the moment you step into the foyer. The main level of this home is finished with hardwood and tile floors and offers versatile space with a main floor bedroom (or office), a half bathroom, and mud room leading out to the garage. The gourmet kitchen is stunning: with extended cabinets all the way to the ceiling, loads of pull-out drawers, quartz counters, stainless steel appliances, corner pantry, and an eat-up island with an impressive amount of space. The dining area is spacious and offers panoramic window views of the backyard. You'll love the living room, with its fireplace focal point accented by wall to wall brick facade. New vinyl plank flooring installed upstairs last year, and features convenient laundry, 3 large bedrooms,(all with sizeable closets with built-ins), including the primary bedroom with an almost 12 foot walk in closet, and a luxurious ensuite bathroom with double sinks, a corner jetted tub plus a walk in shower. Don't miss the THEATRE ROOM! The upstairs bonus room is completely decked out with cozy reclining theatre chairs, a projector with large screen, surround sound, and even a popcorn machine!! Imagine all the time you can spend with friends and family with this ultimate movie experience. The fully developed basement was carefully designed and has a SEPERATE ENTRANCE; where you'll find a full kitchen, large family room, 2 large bedrooms plus 2 full bathrooms and separate laundry! The backyard is truly a rare find; completely fenced and landscaped, with garden beds and trees for privacy, garden shed, a 2 tiered composite deck (WITH AN INCREDIBLE VIEW OF THE GREENSPACE) complete with a hot tub, plus a stone pathway to a firepit. Large gates on either side, as well as the gravel parking area behind the drive-through garage make it perfect for storing those outdoor toys. Check out the location - right next to paved walking access where you can bike, walk your dogs, and enjoy the outdoors around Parsons Creek's many ponds, playgrounds, and trails. Schedule a private showing of this home today, to truly appreciate all it has to offer.**

Inclusions:

**2 fridges, 2 stoves, 2 dishwashers, 2 microwaves, 2 washer & dryers, garage heater, hot tub, shed, all blinds, garage door opener & 1 remote, firepit, central vac, playset, sandbox, electric fireplace with remote (primary bedroom), tv mount, theatre room chairs, projector & screen, popcorn machine**

Property Listed By:

**COLDWELL BANKER UNITED**

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











