

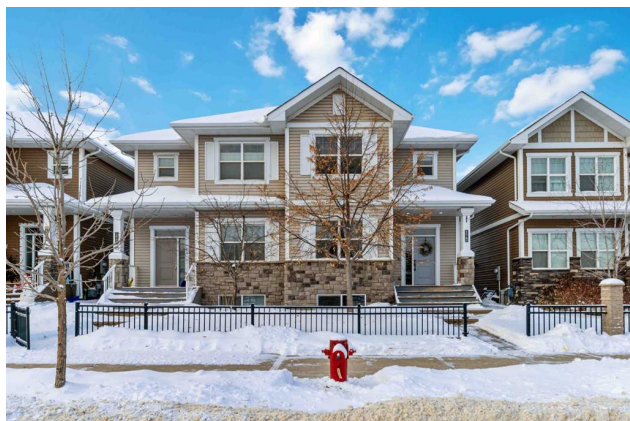


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**176 HERITAGE Drive, Fort McMurray T9K 0X7**

MLS®#: **A2182148**      Area: **Parsons North**      Listing Date: **12/05/24**      List Price: **\$459,888**  
 Status: **Active**      County: **Wood Buffalo**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Semi Detached (Half Duplex)**  
 City/Town: **Fort McMurray**  
 Year Built: **2013**  
 Lot Information  
 Lot Sz Ar: **2,928 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Lane,Back Yard**  
 Park Feat: **Double Garage Detached**

Finished Floor Area  
 Abv Sqft: **1,513**  
 Low Sqft:  
 Ttl Sqft: **1,513**

DOM

**16**  
Layout  
 Beds: **4 (3 1)**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey,Side by Side**  
Parking  
 Ttl Park: **3**  
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **High Efficiency,In Floor,Forced Air,Natural Gas**  
 Sewer: **Public Sewer**  
 Ext Feat: **Private Yard**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Refrigerator,Stove(s),Washer/Dryer**  
 Int Feat: **Breakfast Bar,Built-in Features,Closet Organizers,Crown Molding,No Smoking Home,Pantry,Separate Entrance,Storage,Vinyl Windows,Walk-In Closet(s)**  
 Utilities: **Cable Connected,Natural Gas Connected,Phone Connected,Sewer Connected,Water Connected**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`2" x 7`0"	4pc Bathroom	Upper	7`8" x 4`11"
4pc Ensuite bath	Upper	5`6" x 8`10"	Bedroom	Upper	9`8" x 12`6"
Bedroom	Upper	11`2" x 12`2"	Bedroom - Primary	Upper	11`6" x 15`10"
4pc Bathroom	Basement	5`0" x 7`7"	Bedroom	Basement	10`4" x 11`0"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**ND**

**1220270**

Remarks

Pub Rmks: **QUALITY ALVES DEVELOPMENT BUILD WITH 1 BEDROOM LEGAL SUITE, INFLOOR HEAT, CENTRAL A/C AND A DETACHED GARAGE IN NORTH PARSONS. This stunning duplex is perfectly located in the heart of the subdivision of north parsons, on site and RMWB bus routes, and in walking distance to schools, parks and more. This home offers style and comfort all wrapped in a beautiful floor plan. To begin with you enter a large foyer with tiled floors that leads you to your living room with hardwood floors. This main level continues with the area you will enjoy cooking and having mealtime, with a massive dining room area with sliding garden doors leading to your deck and yard., and a custom kitchen featuring solid black wood cabinets to the ceiling, corner pantry, tiled backsplash, wrap around breakfast bar and stainless appliances. The main level is complete with 2 pc powder room. The upper level offers 3 bedrooms and 2 full bathrooms. The Primary and second bedroom feature walk in closets. Both bathrooms are complete with tiled floors. In addition, the upper level offers a laundry room. The fully developed basement with separate entrance to the 1-bedroom legal suite was completed by Alves development too and finished in the same high-end finishings as the upper level. This space offers a living room, full kitchen, full bathroom, and bedroom with a walk-in closet, and in suite laundry. This lower level offers its own separate heating source of in floor heat. Another bonus of the legal suite is the long-time tenant is willing to stay and commutes on a 7 on and 7 off schedule. The exterior of the home features beautiful curb appeal, a fully fenced and landscaped yard, a detached garage with an additional parking stall beside the garage. Plus, a large deck. Extra bonus for the summer is you have central a/c. This home is a pleasure to view and could have a quick possession. Call today for your personal tour.**

Inclusions: **2 fridges, 2 stoves, 2 dishwashers, 2 washers and dryers, central a/c, all window coverings**

Property Listed By: **COLDWELL BANKER UNITED**

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





