



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**788 HERITAGE Drive, Fort McMurray T9K 0Z8**

MLS®#: **A2183215**      Area: **Parsons North**      Listing Date: **12/14/24**      List Price: **\$734,900**  
 Status: **Active**      County: **Wood Buffalo**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Fort McMurray**      Finished Floor Area  
 Year Built: **2012**      Abv Sqft: **2,133**  
 Lot Information      Low Sqft:  
 Lot Sz Ar: **5,271 sqft**      Ttl Sqft: **2,133**  
 Lot Shape:

DOM

**16**  
Layout  
 Beds: **4 (2 2 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **5**  
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Gazebo,Front Yard,Greenbelt,No Neighbours Behind,Landscaped,Standard Shaped Lot**

Park Feat:

**Double Garage Attached,Driveway,Garage Door Opener,Garage Faces Front,Heated Garage,Parking Pad,Side By Side**

Utilities and Features

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

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Garage Control(s),Microwave,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**  
 Int Feat: **Built-in Features,Closet Organizers,Crown Molding,Granite Counters,High Ceilings,Jetted Tub,No Smoking Home,Open Floorplan,Pantry,Separate Entrance,Soaking Tub,Storage,Sump Pump(s),Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	3`0" x 6`9"
Kitchen	Main	14`2" x 14`5"
4pc Bathroom	Second	4`11" x 9`2"
Bedroom	Second	9`1" x 11`8"
Laundry	Second	5`1" x 7`8"
Bedroom - Primary	Second	12`1" x 13`11"

Room	Level	Dimensions
Dining Room	Main	13`6" x 9`1"
Living Room	Main	14`5" x 17`5"
5pc Bathroom	Second	13`6" x 9`1"
Bonus Room	Second	18`0" x 17`7"
Office	Second	11`5" x 11`7"
Walk-In Closet	Second	5`4" x 9`3"

5pc Bathroom  
Bedroom  
Game Room

Basement  
Basement  
Basement

9`3" x 4`10"  
12`5" x 8`8"  
13`1" x 9`7"

Bedroom  
Kitchen  
Furnace/Utility Room

Basement  
Basement  
Basement

12`5" x 11`4"  
8`5" x 12`0"  
10`3" x 7`6"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**ND**

**1222497**

Remarks

Pub Rmks:

**Welcome to 788 Heritage Drive, a luxurious and thoughtfully designed home located in the desirable neighbourhood of Parsons Creek. Backing onto a tranquil green space with breathtaking tree-lined views and a playground just behind the property, this home offers an unparalleled combination of elegance, functionality, and location. With a freshly painted interior, a spacious floor plan, and a two-bedroom legal suite, this home is truly move-in ready. The exterior impresses with a triple-car driveway leading to an oversized attached garage, providing ample parking and storage. The large, fully fenced backyard offers plenty of space to relax and entertain, complete with a rock-surround fire pit and direct access to the green space. Inside, the main floor boasts a welcoming and open layout, enhanced by tile and engineered hardwood flooring. The living room features a natural gas fireplace flanked by custom built-in shelving, creating a warm yet sophisticated focal point. The kitchen is a culinary delight with granite countertops, a spacious island featuring built-in wine racks, built-in appliances, and a walk-through pantry that leads conveniently to the mudroom and garage. The dining area is flooded with natural light from oversized windows, offering stunning views of the backyard and surrounding greenery. Upstairs, a versatile bonus room with vaulted ceilings provides the perfect space for movie nights, relaxation, or entertaining. The upper level includes two generously sized bedrooms, a laundry room with upper cabinets and a sink, and a luxurious primary retreat. The primary suite is a serene escape, comfortably accommodating a king-sized bed and featuring a double-door walk-in closet and a spa-like ensuite with a soaker tub, walk-in shower, and abundant natural light. The lower level houses a well-designed two-bedroom legal suite, ideal for extended family, guests, or rental income both long term or short. This space features a bright white kitchen with included appliances, a built-in folding table for added versatility, a spacious living area, two large bedrooms with excellent closet space, a four-piece bathroom, and its own laundry facilities. The suite is equipped with baseboard heaters for added comfort. This stunning home is complete with central air conditioning to keep you cool in the summer and efficient heating systems for the winter. Located close to parks, trails, and amenities, 788 Heritage Drive offers the perfect balance of luxury living and outdoor adventure. Schedule your private tour today and discover the exceptional lifestyle this home provides.**

Inclusions:  
Property Listed By:

**Garage heater, Gazebo, Built in speakers, bar stools, Basement: Fridge, stove, dishwasher, washer dryer, two chairs, furniture negotiable, treadmill negotiable. The Agency North Central Alberta**

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













