



THE
A-TEAM

**RE/MAX
FIRST**

635 HERITAGE Drive, Fort McMurray T9K 2X2

MLS®#: **A2193946** Area: **Parsons North** Listing Date: **02/13/25** List Price: **\$729,888**
 Status: **Active** County: **Wood Buffalo** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Fort McMurray**
 Year Built: **2013**
Lot Information
 Lot Sz Ar: **4,479 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,109**
 Low Sqft:
 Ttl Sqft: **2,109**

DOM

46
Layout
 Beds: **5 (3 2)**
 Baths: **3.5 (3 1)**
 Style: **1 and Half Storey**

Parking

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

Access:

Lot Feat: **Front Yard,Fruit Trees/Shrub(s),Garden,Landscaped,Street Lighting**
 Park Feat: **Double Garage Attached,Garage Door Opener,Insulated,RV Access/Parking,See Remarks**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,Private Yard**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Microwave,Range,Range Hood,Refrigerator,Stove(s),Washer/Dryer,Washer/Dryer Stacked,Window Coverings**
 Int Feat: **Breakfast Bar,Built-in Features,Chandelier,Closet Organizers,Crown Molding,Double Vanity,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,See Remarks,Separate Entrance,Soaking Tub,Storage,Sump Pump(s),Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s),Wet Bar**

Utilities: **Cable Connected,Electricity Connected,Natural Gas Connected,High Speed Internet Available,See Remarks,Sewer Connected,Water Connected**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	26`6" x 17`6"	4pc Bathroom	Upper	34`2" x 16`5"
5pc Ensuite bath	Upper	30`1" x 45`8"	Bedroom	Upper	34`9" x 35`0"
Bedroom	Upper	32`10" x 36`4"	Bedroom - Primary	Upper	39`1" x 52`9"
4pc Bathroom	Basement	16`2" x 24`10"	Bedroom	Basement	38`7" x 44`7"
Bedroom	Basement	35`6" x 35`10"			

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

Remarks

Pub Rmks: **WELCOME TO 635 HERITAGE DRIVE, AN EXCEPTIONAL & EXECUTIVE FAMILY HOME WITH THE ADDED MORTGAGE HELPER. SOARING VALUTED CEILINGS, BONUS ROOM, 2 BED LEGAL SUITE, OUTDOOR POOL. Original owners of the executive home boast high-end finishing from top to bottom. From the beginning, the curb appeal of this great design will steal your heart with beautiful front landscaping, and extra wide driveway ideal for RV parking, and a front veranda. Step inside this spacious home to be greeted by a large front foyer that leads you to VAULTED CEILINGS, and a beautiful open-concept living area. The Great room features a beautiful floor to ceiling stone-faced gas fireplace, massive windows, and ceiling space that would house your massive 14 ft plus Xmas tree during the holidays. This room also features recently updated hardwood floors. This living space includes an exceptional kitchen and dining area. The kitchen features granite countertops, solid wood cabinets with a soft close feature, backsplash, stainless steel appliances, a walk-in pantry, large island, and a breakfast bar. The dining room is surrounded by windows that overlook your well-manicured yard. This main level is complete with a main floor office or as the sellers have converted to a front mudroom with built cabinets. In addition, there is 2 pc powder room, main floor laundry with built-in cabinets, & direct access to your attached double garage with high ceilings and handy storage shelving. Take the grand staircase to the upper level, that offers a large bonus room that overlooks the entire main level. It's here where you will discover you can have a massive Christmas tree because of the soaring ceilings. This upper level continues with 3 bedrooms, all offering walk-in closets, and also includes a main 4 pc bathroom. The primary bedroom is equipped with a full ensuite, featuring double sinks, a walk-in tiled shower and a corner jetted tub. The primary bedroom also includes a garden door that leads to your upper balcony, for you to enjoy your morning coffee or evening sunsets. The lower level has its own/separate entrance to a FULLY FURNISHED 2-BEDROOM LEGAL SUITE completed with the same high-end finish as the main living area. This suite includes a full kitchen, living room, full bathroom and 2 bedrooms, which both include walk-in closets. The owner's have consistently obtained excellent tenants and brought in \$1600 plus in monthly rent. Yes, there is still more, the backyard has been the owner's pride every summer, lush gardens, trees and a fully fenced yard. This backyard also features a built-in, above-ground solar heated pool with deck, swing set, and a covered lower deck. Additional features include nest thermostats, central A/C and built-in speakers, fresh paint on main & upper levels. Located within walking distance of schools, parks, and trails, this neighbourhood has always been favored by those who work at Oil Sand sites because of the quick access from overpass to HWY. You must schedule your showing now**

Inclusions: **Basement furnishings, fridge, stove, dishwasher, microwave, washer, dryer, central vac, central a/c, swing set, pool, all accessories for pool, garden beds, shelf in the dining room, alarm system (no contract), t.v mount, blinds, basement fridge, stove, washer, dryer, microwave, dishwasher**

Property Listed By: **COLDWELL BANKER UNITED**

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











