

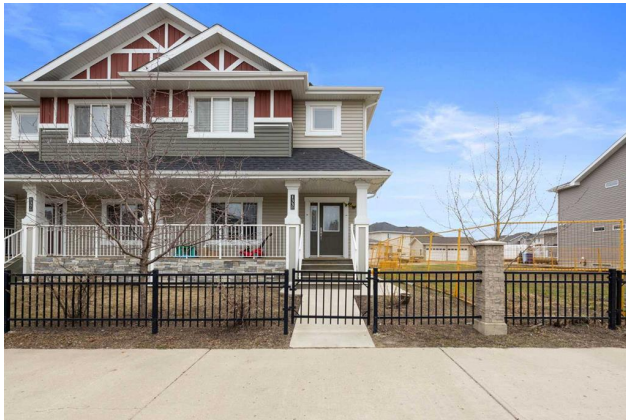


THE
A-TEAM

**RE/MAX
FIRST**

133 HERITAGE Drive, Fort McMurray T9K 2Y1

MLS® #: **A2208953** Area: **Parsons North** Listing Date: **04/06/25** List Price: **\$460,000**
Status: **Active** County: **Wood Buffalo** Change: **-\$25k, 02-Jul** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Semi Detached (Half Duplex)**
City/Town: **Fort McMurray**
Year Built: **2014**
Lot Information
Lot Sz Ar: **2,898 sqft**
Lot Shape:
Access:
Lot Feat: **Back Yard,Landscaped**
Park Feat: **Alley Access,Off Street**

DOM

96
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey,Attached-Side by Side**

Parking

Ttl Park: **3**
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **BBQ gas line,Private Yard**
Construction: **Vinyl Siding,Wood Frame**
Flooring: **Carpet,Hardwood,Laminate,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**
Kitchen Appl: **Central Air Conditioner,Dishwasher,Microwave Hood Fan,Range Hood,Refrigerator,Stove(s),Washer/Dryer**
Int Feat: **Granite Counters,Jetted Tub,No Smoking Home,Separate Entrance,Sump Pump(s),Tray Ceiling(s),Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

| <u>Room</u> | <u>Level</u> | <u>Dimensions</u> | <u>Room</u> | <u>Level</u> | <u>Dimensions</u> |
|-------------------|--------------|-------------------|---------------------|--------------|-------------------|
| | | | Legal/Tax/Financial | | |
| Title: | | Zoning: | | | |
| Fee Simple | | ND | | | |
| Legal Desc: | | 1320158 | | | |
| Remarks | | | | | |

Pub Rmks: **Welcome to 133 Heritage Drive. A Beautifully Upgraded Home in the Heart of Parsons North. Step into timeless elegance and modern comfort in this meticulously**

maintained home. Featuring rich hardwood flooring, upgraded tile, stone countertops, tray ceilings, and a soothing palette of neutral paint tones, every detail has been thoughtfully designed to create a warm and inviting atmosphere. The upper level features three spacious bedrooms, two full bathrooms, and the added convenience of a second-floor laundry, making it ideal for busy households. Downstairs, a fully finished 1-bedroom legal suite provides an excellent income opportunity or space for extended family. Located steps from schools, scenic walking trails, and vibrant parks, this home is nestled in the thriving community of Parsons North. With exciting new infrastructure developments on the horizon, now is the perfect time to invest in this growing and family-friendly neighborhood. Don't miss your chance to call 133 Heritage Drive home. Book your private showing today! Other Features are: Inset electric fireplace, A/C, sump pump
Main Dwelling: Fridge, stove, OTR microwave, dishwasher, washer and dryer. Basement: Fridge, stove, hoodfan, washer and dryer. Misc: Air conditioner, sump pump
RE/MAX Connect

Inclusions:

Property Listed By:

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

