



THE
A-TEAM

**RE/MAX
FIRST**

205 HERITAGE Drive, Fort McMurray T9K 0X9

MLS® #: **A2209301**

Area: **Parsons North**

Listing Date: **04/08/25**

List Price: **\$447,000**

Status: **Pending**

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:

2014

Lot Information

Lot Sz Ar:

2,896 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,591

Low Sqft:

Ttl Sqft:

1,591

DOM

55

Layout

Beds:

4 (3 1)

Baths:

3.5 (3 1)

Style:

2 Storey,Attached-Side by Side

Parking

Ttl Park:

3

Garage Sz:

1

Access:

Lot Feat:

Park Feat:

Front Yard,Landscaped

Alley Access,Concrete Driveway,Garage Door Opener,Heated Garage,Off Street,Parking Pad,Single Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Other**

Construction:

Vinyl Siding

Flooring:

Ceramic Tile,Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Central Air Conditioner,Dishwasher,Garage Control(s),Microwave Hood Fan,Range Hood,Refrigerator,Stove(s),Washer/Dryer,Window Coverings

Int Feat:

Ceiling Fan(s),Double Vanity,Granite Counters,Jetted Tub,Pantry,Separate Entrance,Sump Pump(s),Vinyl Windows

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`7" x 5`1"	Dining Room	Main	13`9" x 9`5"
Foyer	Main	9`5" x 8`9"	Kitchen	Main	15`8" x 11`7"
Living Room	Main	15`0" x 12`9"	4pc Bathroom	Second	9`2" x 4`11"
5pc Ensuite bath	Second	13`9" x 7`4"	Bedroom	Second	10`4" x 9`11"
Bedroom	Second	10`11" x 10`4"	Bedroom - Primary	Second	15`0" x 13`6"
4pc Bathroom	Basement	12`0" x 6`9"	Bedroom	Basement	12`7" x 12`0"
Kitchen	Basement	11`7" x 6`3"	Family Room	Basement	11`7" x 11`4"

Title:
Fee Simple
Legal Desc:

Zoning:
ND

1320158

Remarks

Pub Rmks: **Get ready to fall in love with this gorgeous semi-detached gem tucked into the heart of Parsons North, one of Fort McMurray's most dynamic and up-and-coming neighborhoods. With 4 bedrooms, 3.5 bathrooms, and a legal 1-bedroom suite, this home is perfect for growing families, savvy investors, or anyone dreaming of a vibrant lifestyle with room to grow. Step inside, and you're instantly welcomed by a spacious foyer setting the stage for the open, airy layout throughout the home. The main floor features a stunning kitchen with granite countertops, sleek stainless steel appliances, a pantry (hello storage!), and a dining area that opens right onto your back deck, perfect for summer BBQs and sunset hangouts. Oh, and there's a gas hookup ready to go! The living room is drenched in natural light, thanks to oversized windows that make every corner warm and inviting. A convenient powder room wraps up the main floor for added ease. Your primary bedroom is upstairs, a true retreat. Unwind in the luxurious ensuite, with dual sinks, a jetted tub, and a walk-in closet big enough to make organizing a joy. Two additional bedrooms and an upstairs laundry keep life simple and efficient. Downstairs? You've got a 1-bedroom legal suite with its own entrance, full kitchen, laundry, and high-end finishes that match the main home, ideal for rental income or giving guests or family their own private space. And there's more: attached heated garage, central A/C, hot water on demand, central vac, and extra parking with the rear pad. But let's talk lifestyle: Parsons North is surrounded by trails, parks, and nature, inviting you to explore the outdoors all year, bike, walk, run, or snowshoe right from your front door. With schools, bus stops, and shops just minutes away, convenience is part of the package. Plus, this is a neighborhood on the rise, a future-forward community where development is booming and the vibe is only getting better. Whether you're after a beautiful place to call home or a smart investment in a thriving area, 205 Heritage Drive is ready to welcome you. Don't miss your chance to live in a home and a neighborhood you'll love.**

Inclusions: **Fridge x2, stove x2, washer & dryer x2, otr microwave, range hood, dishwasher, window coverings, Central A/C, garage door opener and remote, garage heater**
Property Listed By: **RE/MAX Connect**

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







