

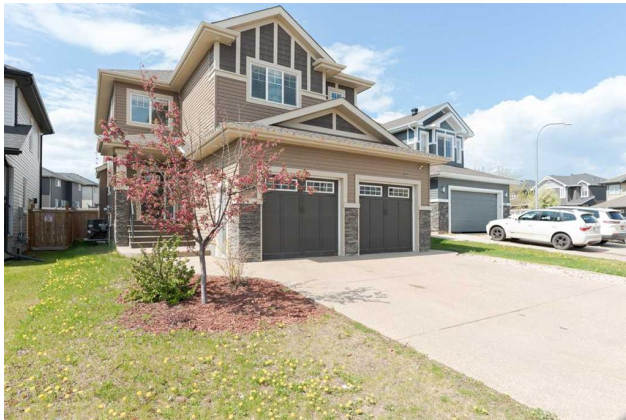


THE
A-TEAM

**RE/MAX
FIRST**

689 HERITAGE Drive, Fort McMurray T9K 2X2

MLS®#: **A2223984** Area: **Parsons North** Listing Date: **05/26/25** List Price: **\$709,900**
Status: **Active** County: **Wood Buffalo** Change: **-\$15k, 11-Jun** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray** Finished Floor Area
Year Built: **2013** Abv Sqft: **2,190**
Low Sqft:
Lot Sz Ar: **4,843 sqft** Ttl Sqft: **2,190**
Lot Shape:

Access:
Lot Feat: **Landscaped**
Park Feat: **Double Garage Attached**

DOM

44
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **None**

Construction: **Concrete,Vinyl Siding,Wood Frame**
Flooring: **Hardwood,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**
Kitchen Appl: **Central Air Conditioner,Dishwasher,Gas Stove,Microwave,Refrigerator,Washer/Dryer**
Int Feat: **Breakfast Bar,Built-in Features,Closet Organizers,Pantry,Separate Entrance,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	18`1" x 18`9"
Kitchen	Main	12`9" x 13`0"
2pc Bathroom	Main	
Bedroom - Primary	Upper	14`4" x 13`3"
Bedroom	Upper	12`3" x 10`6"
4pc Bathroom	Upper	
Family Room	Basement	18`9" x 18`0"

Room	Level	Dimensions
Laundry	Main	13`9" x 7`0"
Dining Room	Main	13`9" x 10`10"
Bonus Room	Upper	12`0" x 15`0"
5pc Ensuite bath	Upper	
Bedroom	Upper	12`4" x 11`4"
Kitchen With Eating Area	Basement	12`3" x 5`0"
4pc Bathroom	Basement	

Bedroom	Basement	11`4" x 14`2"	Legal/Tax/Financial
Title: Fee Simple Legal Desc:		Zoning: ND	
	1320160		Remarks
Pub Rmks:	Welcome to 689 Heritage Drive - A Spacious 4 bedroom, 3.5 bathroom, plus BONUS ROOM Two-Storey Home with Legal Suite and Premium Finishes. Step into this beautifully appointed home with 3098 developed square feet of quality craftsmanship and thoughtful design. With rich hardwood and tile flooring throughout—this is a true no-carpet home, perfect for style, durability, and easy maintenance. The grand foyer greets you with soaring vaulted ceilings, setting the tone for the impressive open-concept main level. The heart of the home is the chef’s kitchen, featuring stainless steel appliances, a gas stove with exterior venting, striking espresso cabinetry, stunning pendant lighting, and a massive walk-through pantry that conveniently connects to the mudroom, main floor laundry, powder room, and the oversized double Heated garage—boasting high ceilings and ample space for your trucks and additional storage. The spacious living room includes a cozy gas fireplace, while the expansive dining area opens through patio doors to a large deck overlooking the fully fenced backyard, complete with a firepit—perfect for entertaining. Upstairs, hardwood continues to a bright bonus room and into the elegant primary suite, accessed through French doors. The primary features a luxurious ensuite with travertine tile floors, jacuzzi tub, double vanities, stand-up shower, and a massive walk-in closet. Two more generously sized bedrooms- both with walk in closets, and a full bath complete the upper level. The fully developed basement offers a fantastic income opportunity with a one-bedroom legal suite, currently rented for \$1,700/month. This well-appointed suite features its own private entrance, separate furnace and laundry, a full kitchen with the same upgraded espresso cabinetry as upstairs, a generous living/dining area, and a beautiful bathroom with in-floor heating—providing both comfort and style for tenants or extended family. Whether you’re looking for multi-generational living, a mortgage helper, or simply a spacious and stylish family home, 689 Heritage Drive offers it all in a beautifully finished package. This property also includes custom blinds throughout and Central air conditioning. Amazing location, across the street from biking and walking trails, parks, and close to schools and the skatepark. Call today!		
Inclusions:	upstairs: fridge, stove, dishwasher, microwave, washer, dryer, garage heater, central a/c, garage door opener and remote, livingroom & garage tv mount, all blinds & window coverings, firepit; Basement: Fridge, stove, dishwasher, microwave, washer, dryer, basement furnishings		
Property Listed By:	COLDWELL BANKER UNITED		

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



