



THE
A-TEAM

**RE/MAX
FIRST**

281 HERITAGE Drive, Fort McMurray T9K 0X9

MLS® #: **A2230167**

Area: **Parsons North**

Listing Date: **06/20/25**

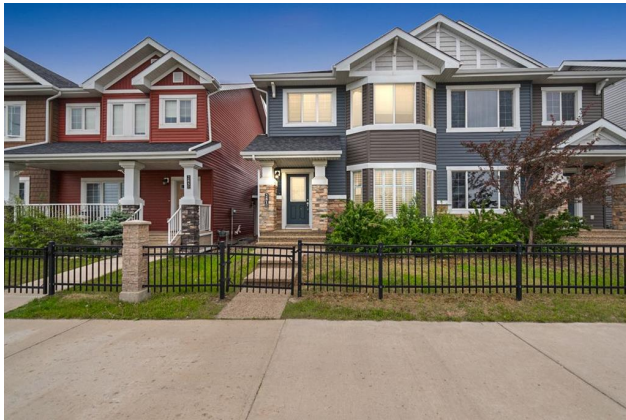
List Price: **\$420,000**

Status: **Pending**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half Duplex)

Finished Floor Area

City/Town:

Fort McMurray

Abv Sqft:

1,610

Year Built:

2013

Low Sqft:

Ttl Sqft:

1,610

Lot Information

Lot Sz Ar:

2,898 sqft

Lot Shape:

DOM

21

Layout

Beds:

5 (4 1)

Baths:

3.5 (3 1)

Style:

2 Storey, Attached-Side by Side

Parking

Ttl Park:

2

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Back Yard, Standard Shaped Lot
Alley Access, Off Street**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Other**

Construction:

Stone, Vinyl Siding

Flooring:

Carpet, Hardwood, Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

See Remarks

Int Feat:

Laminate Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s)

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	4`10" x 5`1"
Foyer	Main	5`1" x 10`11"
Living Room	Main	17`1" x 25`8"
4pc Bathroom	Second	4`10" x 7`0"
Bedroom	Second	11`1" x 13`0"
Bedroom - Primary	Second	11`8" x 11`10"
Bedroom	Basement	10`7" x 10`7"

Room	Level	Dimensions
Dining Room	Main	11`8" x 11`0"
Kitchen	Main	9`3" x 11`0"
3pc Ensuite bath	Second	7`11" x 5`0"
Bedroom	Second	10`9" x 10`10"
Bedroom	Second	9`10" x 11`3"
3pc Bathroom	Basement	6`6" x 10`7"
Dining Room	Basement	9`11" x 13`1"

Kitchen	Basement	10`2" x 13`1"	Furnace/Utility Room	Basement	9`9" x 8`11"
Legal/Tax/Financial					

Title:	Zoning:				
Fee Simple	ND				
Legal Desc:	1220219	Remarks			

Pub Rmks:	<p>Welcome to 281 Heritage Drive — A bright and spacious semi-detached home in beautiful condition, offering four bedrooms on the top floor, a separate entrance basement with a full kitchen, and a fully fenced, landscaped backyard. Located on the main bus route for easy commuting and just steps from schools, parks, and trails, this move-in-ready home offers exceptional value and convenience. Designed with functionality in mind, this layout is perfect for larger families or anyone looking for ample space. A welcoming front entry greets you with high ceilings and tiled floors that lead into the main living area, where oversized windows fill the room with natural light. Beautiful hardwood floors, in excellent condition, run throughout the main space. The expansive front room offers flexibility to create both a living room and formal dining area, or enjoy it as one large open family room for everyone to gather. Past the convenient two-piece powder room, you'll find the kitchen, finished with rich wood cabinetry, tile floors, and space for a breakfast table. Garden doors lead to the beautifully landscaped backyard, fully fenced with a large gate—perfect for secure parking or recreational storage. Upstairs, the top level provides a private setting for four bedrooms and two full bathrooms. The first bedroom, finished with hardwood floors, would make an ideal home office, while the spacious primary suite offers a walk-through closet and its own three-piece ensuite. Two additional bedrooms are located down the hall, alongside a four-piece bathroom. The separate entry basement is fully developed and move-in ready with a full kitchen, large living space, generous bedroom, and four-piece bathroom—perfect for extended family, guests, or rental potential. If you're in need of quick possession, this home is ready to go. Offering space, comfort, and functionality in a location close to everything, this is a property you'll want to see. Schedule your private tour today.</p>				
Inclusions:	N/A				
Property Listed By:	The Agency North Central Alberta				

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









