

\$719,888 - 635 Heritage Drive, Fort McMurray

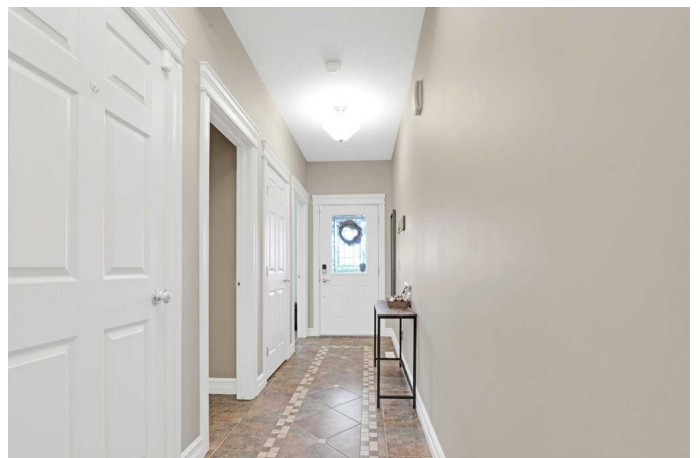
MLS® #A2193946

\$719,888

5 Bedroom, 4.00 Bathroom, 2,110 sqft
Residential on 0.10 Acres

Parsons North, Fort McMurray, Alberta

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

Built in 2013

Essential Information

MLS® #	A2193946
Price	\$719,888

Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,110
Acres	0.10
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

Community Information

Address	635 Heritage Drive
Subdivision	Parsons North
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 2X2

Amenities

Utilities	Cable Connected, Electricity Connected, High Speed Internet Available, Natural Gas Connected, See Remarks, Sewer Connected, Water Connected
Parking Spaces	4
Parking	Double Garage Attached, Insulated, Garage Door Opener, See Remarks, RV Access/Parking
# of Garages	2

Interior

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

Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Stone, Great Room, Mantle
Has Basement	Yes
Basement	Finished, Full, Exterior Entry, Suite

Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Front Yard, Landscaped, Fruit Trees/Shrub(s), Garden, Street Lighting
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	February 13th, 2025
Days on Market	68
Zoning	ND

Listing Details

Listing Office	COLDWELL BANKER UNITED
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