

**517 Heritage Drive  
Fort McMurray, Alberta**

**MLS # A2227444**



**\$599,900**

<b>Division:</b>	Parsons North		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,706 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached, Driveway, Heated Garage		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Tile, Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	ND
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Double Vanity, French Door, Jetted Tub, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** Refrigerator X2, Stove X2, Dishwasher X2, OTR Microwave X2, Washer X2, Dryer X2, A/C, Garage Heater, All TV Mounts, and All Window Coverings.

Welcome to 517 Heritage Drive, where luxury and functionality come together in this impressive 6-bedroom home with a legal basement suite. Designed with meticulous attention to detail, this property offers a perfect blend of elegance, comfort, and practicality. Upon entering, you're greeted by a grand foyer with rich hardwood flooring and natural light that guides you into the heart of the home. The main level features a versatile office or bedroom, perfect for work or relaxation. The open-concept kitchen, dining, and living area is an entertainer's dream, showcasing quartz countertops, a modern tile backsplash, rich maple cabinetry, and a raised breakfast bar. The living room boasts a sleek tile fireplace, while the dining area leads to a custom screened sun enclosure with sliding windows and privacy curtains—an ideal retreat that opens to the fully fenced backyard. A convenient two-piece bathroom completes this level. Upstairs, you'll find three generously sized bedrooms, a dedicated laundry room, and a stunning primary suite that serves as a private oasis. The suite features a large walk-in closet, a spa-inspired ensuite with a custom tiled shower, a jetted tub, and dual sinks. A beautifully finished 4-piece main bathroom completes the upper level. The fully developed basement offers a two-bedroom legal suite with a separate entrance, stainless steel appliances, separate laundry facilities, and independent furnaces for added comfort and privacy. Outside, the oversized heated double detached garage, complete with built-in storage, offers ample parking for three vehicles. The backyard features stamped concrete walkways and space for entertaining. Additional upgrades include central vacuum, air conditioning, high-end window coverings, and custom lighting. Conveniently located near trails, parks, and schools, this move-in-ready home is

perfectly designed to suit your lifestyle. Check out the photos, floor plans and 3D tour, and call today to book your personal viewing.