

**788 Heritage Drive  
Fort McMurray, Alberta**
**MLS # A2183215**

**\$725,000**

<b>Division:</b>	Parsons North		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,134 sq.ft.	<b>Age:</b>	2012 (13 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Fro		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, Gazebo, Greenbelt, L		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate, Tile	<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>	Vinyl Siding	<b>Zoning:</b>	ND
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Closet Organizers, Crown Molding, Granite Counters, High Ceilings, Jetted Tub, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Garage heater, Gazebo, Built in speakers, bar stools, Basement: Fridge, stove, dishwasher, washer dryer, two chairs, furniture negotiable, treadmill negotiable.

Tree Lined Green Belt | 5 Bedrooms | 2 Bed LEGAL Suite | Bonus Room | 3 Car Driveway | Immediate Possession Available! Welcome to 788 Heritage Drive, a beautiful and thoughtfully designed home located in the desirable neighbourhood of Parsons Creek. Backing onto a tranquil green space with breathtaking tree-lined views and a hidden community playground, rock wall, volley ball nets and walking paths just behind the property, this home offers an unparalleled combination of elegance, functionality, and location. With a freshly painted interior, a spacious floor plan with a bonus room and upstairs laundry,, and a two-bedroom LEGAL suite, this home is truly move-in ready.

The exterior impresses with a triple-car driveway leading to an oversized attached garage, providing ample parking and storage. The large, fully fenced backyard offers plenty of space to relax and entertain, complete with a rock-surround fire pit and direct access to the green space. Inside, the main floor boasts a welcoming and open layout, enhanced by tile and engineered hardwood flooring. The living room features a natural gas fireplace flanked by custom built-in shelving, creating a warm yet sophisticated focal point. The kitchen is a culinary delight with granite countertops, a spacious island featuring built-in wine racks, built-in appliances, and a walk-through pantry that leads conveniently to the mudroom and garage. The dining area is flooded with natural light from oversized windows, offering stunning views of the backyard and surrounding greenery. Upstairs, a versatile bonus room with vaulted ceilings provides the perfect space for movie nights, relaxation, or entertaining. The upper level includes two generously sized bedrooms, a laundry room with upper cabinets and a sink, and a luxurious primary retreat. The primary suite is a serene escape, comfortably accommodating a king-sized bed and

featuring a double-door walk-in closet and a spa-like ensuite with a soaker tub, walk-in shower, and abundant natural light. The lower level houses a well-designed two-bedroom legal suite, ideal for extended family, guests, or rental income both long term or short. This space features a bright white kitchen with included appliances, a built-in folding table for added versatility, a spacious living area, two large bedrooms with excellent closet space, a four-piece bathroom, and its own laundry facilities. The suite is equipped with baseboard heaters for added comfort. This stunning home is complete with central air conditioning to keep you cool in the summer and efficient heating systems for the winter. Located close to parks, trails, and amenities, 788 Heritage Drive offers the perfect balance of luxury living and outdoor adventure. Schedule your private tour today and discover the exceptional lifestyle this home provides.