



**140 Heibert Bay**  
**Fort McMurray, Alberta**

**MLS # A2324938**



**\$689,900**

<b>Division:</b>	Parsons North		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,643 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Aggregate, Double Garage Attached, Heated Garage, Off Street		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	ND
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Pantry, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** existing fridge (ice machine doesn't work), stove, dishwasher, otr microwave, washer & dryer with pedestals, central air conditioner, gazebo & wood sectional, garage door opener & 2 remotes, existing window blinds, garage heater, curtain rods, black shelving unit in bedroom,

Corner Lot in family-friendly cul-de-sac! Stunning home with impressive finishes in mint condition inside and out! This spacious 5-bedroom, 3-bathroom bi-level has a heated 20x 26 attached garage. From the rich hardwood flooring, granite countertops and the vaulted main floor ceiling, this home emulates quality craftsmanship. The main level offers a cozy gas fireplace in the living room, a huge dining area, and the chef of the family will love the kitchen; gorgeous warm cabinetry, plus a spacious pantry and raised island for even more storage space. The upper level features 3 bedrooms, including the primary suite above the garage with space for king size bed, with a full ensuite bathroom and walk-in closet. The basement has been professionally developed to the same level of finish with high ceilings, large windows (it doesn't even feel like a basement), and in-floor heat. Complete with 2 more sizeable bedrooms, a massive rec room and a full bathroom. This property offers central air conditioning and is located on a large corner lot, with double gates to the backyard, an exposed aggregate driveway for more parking and a fully fenced, very large backyard with a composite deck and a private lower concrete patio, complete with a gazebo and custom outdoor sectional for outdoor enjoyment. Parsons Creek is a popular neighbourhood offering a quiet and easy commute to the work site (short bus route), parks and playgrounds a block away, elementary schools, plus endless walking and biking trails for outdoor enthusiasts.