



GRASSROOTS
REALTY GROUP

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724 Heritage Drive
Fort McMurray, Alberta

MLS # A2337699



\$769,900

Division:	Parsons North		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,929 sq.ft.	Age:	2013 (13 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Greenbelt		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	ND
Foundation:	Poured Concrete	Utilities:	-
Features:	Crown Molding, Kitchen Island, Quartz Counters		

Inclusions:	N/A
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Welcome to 724 Heritage Drive, a stunning home in Parsons Creek offering just over 1,900 sq. ft. of living space and an impressive list of upgrades. The grand entrance features soaring ceilings, high-end tile flooring, and a beautiful staircase with upgraded railings and spindles. The main floor offers hardwood flooring, a half bathroom, and a spacious laundry room with custom cabinetry. The living room showcases an elegant coffered ceiling and a cozy gas fireplace, while the kitchen features ceiling-height cabinetry, crown moulding, granite countertops, and a generous dining area. Upstairs, you will find three spacious bedrooms, including a beautiful primary retreat with a massive walk-in closet, a private balcony overlooking the Parsons Creek greenbelt, and a luxurious ensuite featuring dual sinks, granite countertops, a jetted tub, custom tilework, and a separate tiled shower. The additional bedrooms share another full bathroom with custom tilework. Outside, enjoy a massive rear deck that is perfect for entertaining, a fully fenced backyard with plenty of room for activities, and beautiful views of the surrounding green space. The attached garage and unfinished basement both feature in-floor heating, with the basement ready for your future development. Additional features include central air conditioning, a tankless hot-water system, and an impressive exposed-aggregate driveway that adds to the home's curb appeal. Call today to schedule your personal showing!