



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**285 Heritage Drive
Fort McMurray, Alberta**

MLS # A2342375



\$475,000

Division:	Parsons North		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,651 sq.ft.	Age:	2013 (13 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, On Street, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot, Street Lighting		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	ND
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, Kitchen Island, Separate Entrance, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Fridge x2, Stove x2, Microwave x2, Dishwasher x2, Washer x2, Dryer x2

Thoughtfully designed for modern family living, this Parsons North semi-detached home offers a bright, functional layout with the added flexibility of a legal one-bedroom basement suite. A covered front porch sets the tone for the home, offering a welcoming outdoor space to enjoy your morning coffee or unwind at the end of the day. Inside, the main level is open and inviting, with hardwood flooring flowing through the living and dining spaces. The living room is anchored by an electric fireplace and statement accent wall, while the kitchen offers generous cabinetry, ample counter space, a pantry, centre island and stainless steel appliances. Large windows in the dining area bring in plenty of natural light and create an easy connection between the kitchen and living spaces. A two-piece powder room and practical rear entry complete the main level. Upstairs, three well-sized bedrooms provide comfortable private space, including a primary suite with a walk-in closet and five-piece ensuite with double vanity. The second-floor laundry adds another layer of everyday convenience. The fully developed lower level offers an impressive amount of flexibility. With its own separate entrance, the space includes a full kitchen, living and dining areas, four-piece bathroom, laundry and spacious bedroom. High ceilings and generous windows give the suite a bright, comfortable feel—ideal for rental income, extended family or additional flexibility for the next owner. Outside, the fenced backyard offers a comfortable space to relax and enjoy the outdoors. A wide gravel parking pad provides space for approximately three vehicles, with additional on street parking available. Set in a family-friendly Parsons North location, the home is close to schools, parks, walking trails, greenspace, the skate park and splash park. With central air conditioning, a UV light filtration system and a layout

designed around both comfort and versatility, 285 Heritage Drive presents an opportunity to settle into one of Fort McMurray's sought-after neighbourhoods with room to grow. Get in touch today for your private showing.