



GRASSROOTS
REALTY GROUP

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616 Heritage Drive
Fort McMurray, Alberta

MLS # A2350971



\$699,900

Division:	Parsons North		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,741 sq.ft.	Age:	2013 (13 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Greenbelt		

Heating:	Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	ND
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters		

Inclusions:	N/A
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Welcome to 616 Heritage Drive! This beautifully renovated modified bi-level offers 1,741 square feet in the desirable community of Parsons Creek, with no neighbours directly behind and breathtaking views of green space and walking trails. A front attached garage and spacious driveway provide ample parking, while central air conditioning keeps you comfortable throughout the summer. Inside, vinyl plank flooring flows through the main floor and bedrooms. The modern kitchen features white cabinetry and quartz countertops, while the inviting living room offers a gas fireplace and beautiful views of the natural surroundings. Two bedrooms and an adjacent full bathroom complete the main level. The private primary retreat features an ensuite with dual sinks, a jetted soaker tub and a separate shower. Step outside to enjoy the spacious two-tier deck, offering room to entertain and relax with added privacy. The fenced backyard and storage beneath the deck add everyday convenience. The two-bedroom legal basement suite features its own separate entrance and furnace, along with a kitchen, recreation room and two bedrooms, providing an excellent opportunity to supplement your income. Beautifully updated and move-in ready, this home combines comfort, privacy and income potential. Call today for your personal showing!