

# \$485,000 - 133 Heritage Drive, Fort McMurray

MLS® #A2208953

**\$485,000**

4 Bedroom, 4.00 Bathroom, 1,667 sqft

Residential on 0.07 Acres

Parsons North, Fort McMurray, Alberta

Welcome to 133 Heritage Drive. A Beautifully Upgraded Home in the Heart of Parsons North. Step into timeless elegance and modern comfort in this meticulously maintained home. Featuring rich hardwood flooring, upgraded tile, stone countertops, tray ceilings, and a soothing palette of neutral paint tones, every detail has been thoughtfully designed to create a warm and inviting atmosphere. The upper level features three spacious bedrooms, two full bathrooms, and the added convenience of a second-floor laundry, making it ideal for busy households. Downstairs, a fully finished 1-bedroom legal suite provides an excellent income opportunity or space for extended family. Located steps from schools, scenic walking trails, and vibrant parks, this home is nestled in the thriving community of Parsons North. With exciting new infrastructure developments on the horizon, now is the perfect time to invest in this growing and family-friendly neighborhood. Donâ€™t miss your chance to call 133 Heritage Drive home. Book your private showing today! Other Features are: Inset electric fireplace, A/C, sump pump

Built in 2014

## Essential Information

MLS® # A2208953

Price \$485,000



Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,667
Acres	0.07
Year Built	2014
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	133 Heritage Drive
Subdivision	Parsons North
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 2Y1

### **Amenities**

Parking Spaces	3
Parking	Alley Access, Off Street

### **Interior**

Interior Features	Granite Counters, Jetted Tub, No Smoking Home, Separate Entrance, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Tray Ceiling(s)
Appliances	Central Air Conditioner, Dishwasher, Microwave Hood Fan, Range Hood, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room, Insert
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### **Exterior**

Exterior Features	BBQ gas line, Private Yard
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Lot Description	Back Yard, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 6th, 2025
Days on Market	11
Zoning	ND

### **Listing Details**

Listing Office	RE/MAX Connect
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