

\$450,000 - 229 Heritage Drive, Fort McMurray

MLS® #A2228493

\$450,000

5 Bedroom, 4.00 Bathroom, 1,641 sqft
Residential on 0.07 Acres

Parsons North, Fort McMurray, Alberta

Welcome to this spacious and versatile half duplex with a legal one-bedroom basement suite in the sought-after community of Parsons Creek! Whether you're looking for a home that accommodates a large family or a property with a mortgage-helper, this one checks all the boxes.

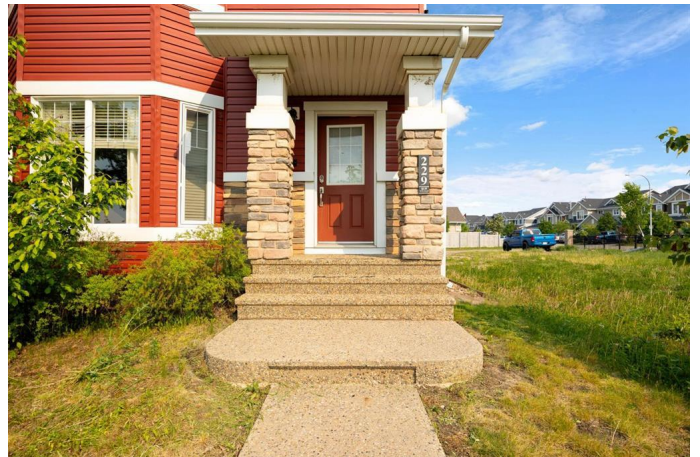
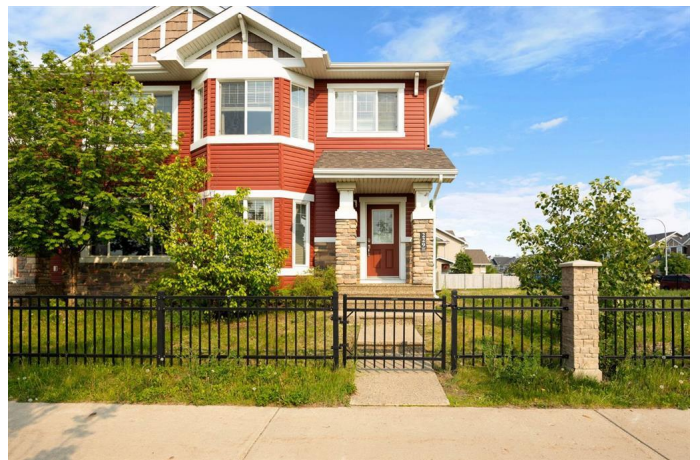
Upstairs, you'll find four generously sized bedrooms – a rare feature – along with two full bathrooms and a convenient half bath on the main floor. The main living area offers both a formal dining space and a casual breakfast nook, making it ideal for family life and entertaining guests.

The modern white kitchen is sure to impress, featuring sleek stainless steel appliances, including a high-tech refrigerator with a built-in TV screen.

Downstairs, the fully developed one-bedroom legal suite includes its own separate entrance, full kitchen, laundry, and a full bathroom – perfect for extended family, rental income, or guests.

Outside, enjoy a fully fenced backyard, providing privacy and space for kids, pets, or summer BBQs.

Located in a family-friendly neighborhood close to trails, schools, shopping, and all the amenities Parsons Creek has to offer, this



home delivers incredible value and flexibility.
Donâ€™t miss out â€“ book your showing
today!

Built in 2012

Essential Information

| | |
|----------------|------------------------|
| MLS® # | A2228493 |
| Price | \$450,000 |
| Bedrooms | 5 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,641 |
| Acres | 0.07 |
| Year Built | 2012 |
| Type | Residential |
| Sub-Type | Semi Detached |
| Style | 2 Storey, Side by Side |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 229 Heritage Drive |
| Subdivision | Parsons North |
| City | Fort McMurray |
| County | Wood Buffalo |
| Province | Alberta |
| Postal Code | T9K 0X9 |

Amenities

| | |
|----------------|------------|
| Parking Spaces | 2 |
| Parking | Off Street |

Interior

| | |
|-------------------|--|
| Interior Features | See Remarks, Separate Entrance |
| Appliances | Dishwasher, Dryer, Microwave Hood Fan, Range, Refrigerator, Washer |
| Heating | Forced Air |
| Cooling | Central Air |
| Has Basement | Yes |

| | |
|----------|---------------------------------------|
| Basement | Exterior Entry, Finished, Full, Suite |
|----------|---------------------------------------|

Exterior

| | |
|-------------------|--|
| Exterior Features | Balcony |
| Lot Description | Back Lane, Back Yard, Fruit Trees/Shrub(s), Lawn |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | June 6th, 2025 |
| Days on Market | 20 |
| Zoning | ND |

Listing Details

| | |
|----------------|------------|
| Listing Office | EXP REALTY |
|----------------|------------|

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