

# \$709,900 - 689 Heritage Drive, Fort McMurray

MLS® #A2223984

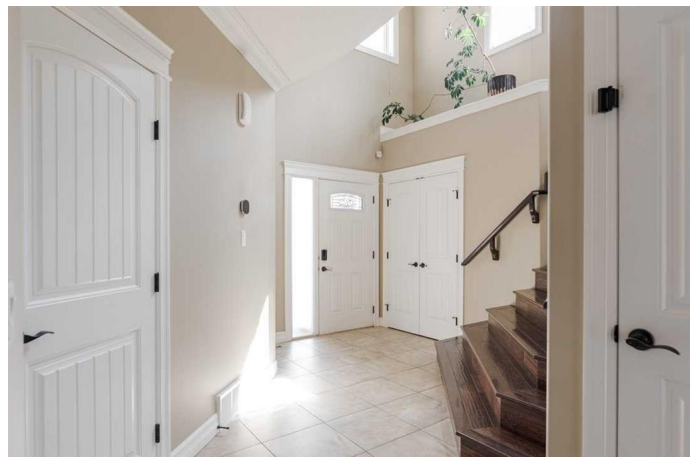
## \$709,900

4 Bedroom, 4.00 Bathroom, 2,190 sqft

Residential on 0.11 Acres

Parsons North, Fort McMurray, Alberta

Welcome to 689 Heritage Drive – A Spacious 4 bedroom, 3.5 bathroom, plus BONUS ROOM Two-Storey Home with Legal Suite and Premium Finishes. Step into this beautifully appointed home with 3098 developed square feet of quality craftsmanship and thoughtful design. With rich hardwood and tile flooring throughout – this is a true no-carpet home, perfect for style, durability, and easy maintenance. The grand foyer greets you with soaring vaulted ceilings, setting the tone for the impressive open-concept main level. The heart of the home is the chef’s kitchen, featuring stainless steel appliances, a gas stove with exterior venting, striking espresso cabinetry, stunning pendant lighting, and a massive walk-through pantry that conveniently connects to the mudroom, main floor laundry, powder room, and the oversized double Heated garage – boasting high ceilings and ample space for your trucks and additional storage. The spacious living room includes a cozy gas fireplace, while the expansive dining area opens through patio doors to a large deck overlooking the fully fenced backyard, complete with a firepit – perfect for entertaining. Upstairs, hardwood continues to a bright bonus room and into the elegant primary suite, accessed through French doors. The primary features a luxurious ensuite with travertine tile floors, jacuzzi tub, double vanities, stand-up shower, and a massive walk-in closet. Two more generously sized bedrooms – both with walk in



closets, and a full bath complete the upper level. The fully developed basement offers a fantastic income opportunity with a one-bedroom legal suite, currently rented for \$1,700/month. This well-appointed suite features its own private entrance, separate furnace and laundry, a full kitchen with the same upgraded espresso cabinetry as upstairs, a generous living/dining area, and a beautiful bathroom with in-floor heatingâ€”providing both comfort and style for tenants or extended family. Whether you're looking for multi-generational living, a mortgage helper, or simply a spacious and stylish family home, 689 Heritage Drive offers it all in a beautifully finished package. This property also includes custom blinds throughout and Central air conditioning. Amazing location, across the street from biking and walking trails, parks, and close to schools and the skatepark. Call today!

Built in 2013

### **Essential Information**

MLS® #	A2223984
Price	\$709,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,190
Acres	0.11
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address                689 Heritage Drive

Subdivision	Parsons North
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 2X2

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Pantry, Separate Entrance, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Gas Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### Exterior

Exterior Features	None
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 26th, 2025
Days on Market	47
Zoning	ND

### Listing Details

Listing Office	COLDWELL BANKER UNITED
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