

\$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.

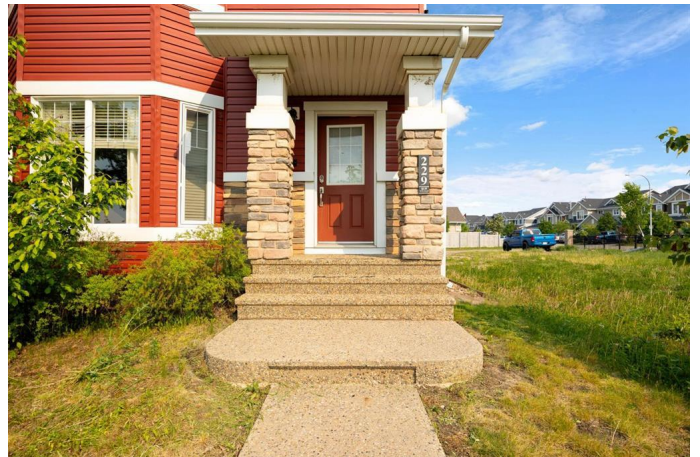
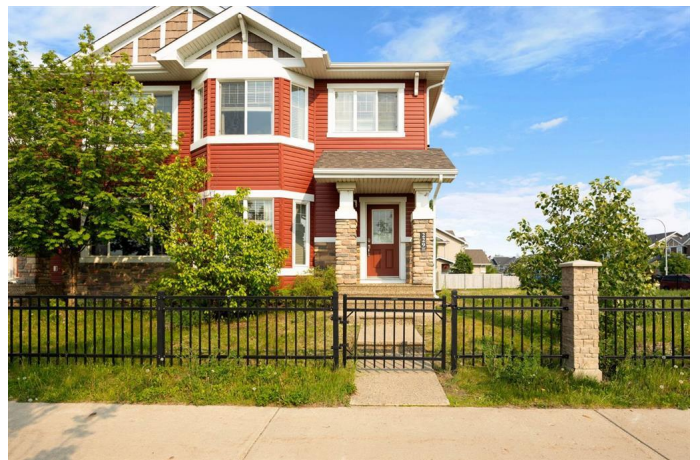
Upstairs, you'll find four generously sized bedrooms – a rare feature – along with two full bathrooms and a convenient half bath on the main floor. The main living area offers both a formal dining space and a casual breakfast nook, making it ideal for family life and entertaining guests.

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 | 22 |
| Zoning | ND |

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.