

# \$400,000 - 173 Heritage Drive, Fort McMurray

MLS® #A2231737

**\$400,000**

3 Bedroom, 3.00 Bathroom, 1,658 sqft

Residential on 0.07 Acres

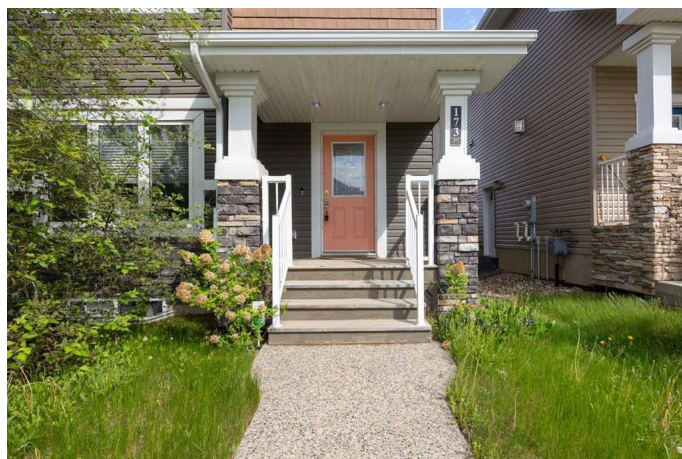
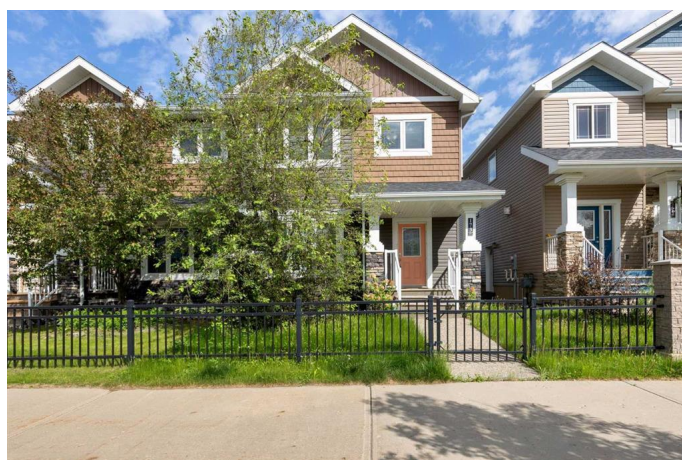
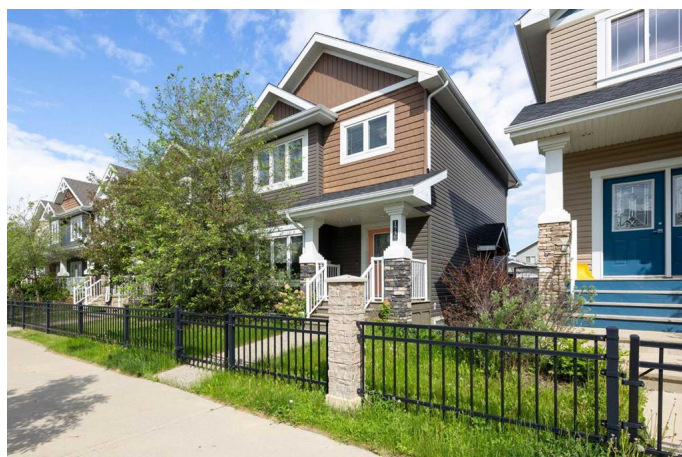
Stonecreek, Fort McMurray, Alberta

A RARE FIND! This beautiful semi-detached duplex home is the PERFECT starter or family home. Inside you will find a well appointed open concept floor plan with higher end finishing, Granite countertops, mosaic backsplash, beautiful porcelain tile and hardwood floors, shaker style cabinets with crown moldings to the ceiling, crown molding on the main floor, cushy carpet upstairs and in bedrooms. Off the primary bedroom you will find a generous size walk in closet, and a spa style 5 pc ensuite! There are 2 more good size bedrooms and another bathroom with the convenience of laundry near the bedrooms. The basement has a separate entrance and is the perfect canvas for your creative ideas. If you are looking for a place to call your own, start building your equity here. Call today to book your personal tour and **START PACKING!** Property is sold as is where is.

Built in 2013

## Essential Information

MLS® #	A2231737
Price	\$400,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,658
Acres	0.07



Year Built	2013
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	173 Heritage Drive
Subdivision	Stonecreek
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K0X9

### **Amenities**

Parking Spaces	3
Parking	Off Street

### **Interior**

Interior Features	Granite Counters, High Ceilings, Jetted Tub, Kitchen Island
Appliances	See Remarks
Heating	Natural Gas, Floor Furnace
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Great Room
Has Basement	Yes
Basement	Exterior Entry, Full, Unfinished

### **Exterior**

Exterior Features	None
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	See Remarks
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 16th, 2025
Days on Market	2

Zoning ND

Listing Details

Listing Office RE/MAX Connect

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.