

\$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.

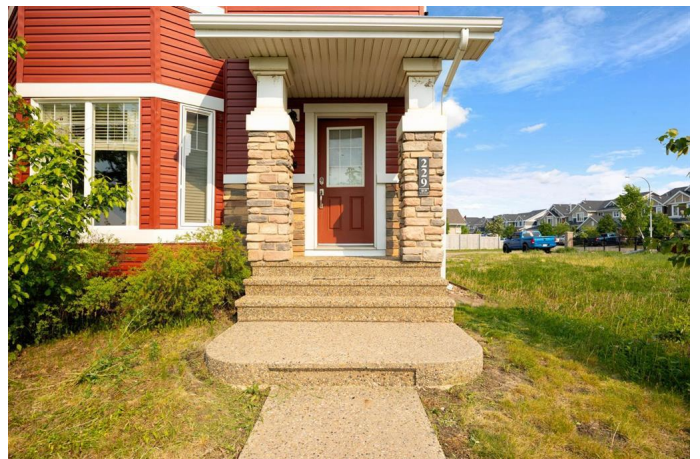
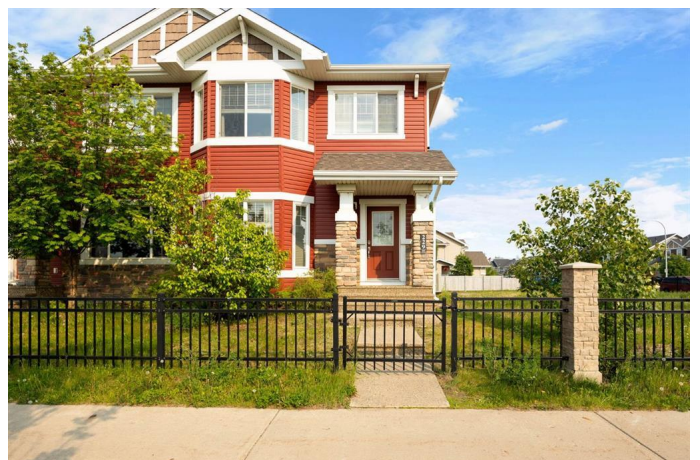
Upstairs, you'll find four generously sized bedrooms – a rare feature – along with two full bathrooms and a convenient half bath on the main floor. The main living area offers both a formal dining space and a casual breakfast nook, making it ideal for family life and entertaining guests.

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.
Don't miss out – 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 12
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.