

\$424,900 - 313 Heritage Drive, Fort McMurray

MLS® #A2262550

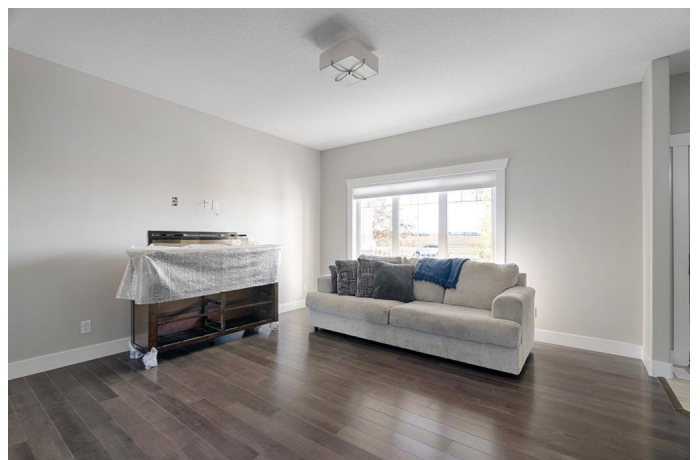
\$424,900

5 Bedroom, 4.00 Bathroom, 1,633 sqft
Residential on 0.07 Acres

Parsons North, Fort McMurray, Alberta

Welcome to 313 Heritage Drive –
Immaculately maintained 1/2 Duplex in
Parsons North. This beautifully cared-for
property offers thoughtful design throughout.
The charming front curb appeal features a
covered porch – perfect for enjoying evening
sunsets. Inside, you™ll find gleaming
hardwood floors, 9 ft ceilings, a cozy electric
fireplace, and a large front window that fills the
home with natural light.

The kitchen is both stylish and functional,
featuring ample counter space, a convenient
eat-up bar, sleek ceramic tile, + maple
cabinetry with soft-close doors and drawers.
Under-cabinet lighting highlights the full
stainless steel appliance package. The
cabinetry extends into the dining area with a
built-in workspace, open shelving, and a
butcher block countertop. Just off the dining
area, a half bath and custom built-in bench
with closet that leads to the backyard. Enjoy
summer evenings on the oversized deck
complete with a pergola and a storage shed.
Upstairs, you™ll find three spacious
bedrooms, two full bathrooms, and the
convenience of upper-level laundry. The
primary features a beautiful 4-piece ensuite
with dual sinks, a jetted tub, + an impressive
walk-in closet. The fully developed lower level
offers a separate entry, matching finishes to
the upper level, 9 ft ceilings, and a
well-designed layout featuring a generous
recreation space with a wet bar + full-size
fridge, a second laundry area. Two additional



bedrooms, and a 4-piece bathroomâ€”perfect for guests or extended family. Immaculate, functional, and move-in readyâ€”this Parsons North home truly has it all! Call to tour today!

Built in 2013

Essential Information

MLS® #	A2262550
Price	\$424,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,633
Acres	0.07
Year Built	2013
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	313 Heritage Drive
Subdivision	Parsons North
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0Y1

Amenities

Parking Spaces	2
Parking	Gravel Driveway, Parking Pad, Rear Drive, Side By Side, Unpaved

Interior

Interior Features	Bar, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Jetted Tub, No Smoking Home, Walk-In Closet(s)
Appliances	See Remarks
Heating	Forced Air, Natural Gas

Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, See Remarks
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 11th, 2025
Days on Market	16
Zoning	ND

Listing Details

Listing Office	COLDWELL BANKER UNITED
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.