

\$599,900 - 517 Heritage Drive, Fort McMurray

MLS® #A2227444

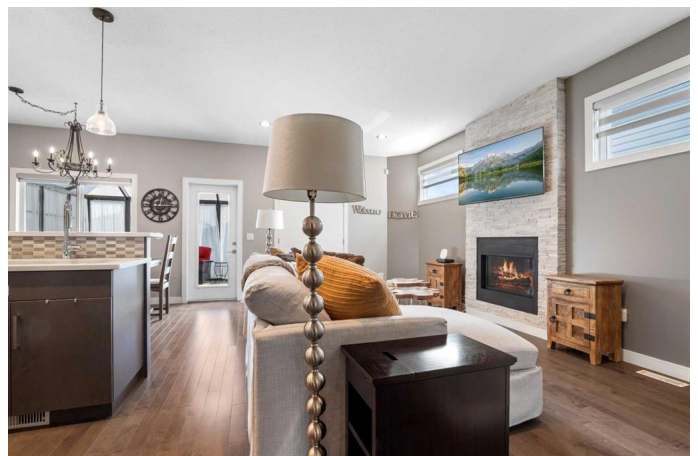
\$599,900

5 Bedroom, 4.00 Bathroom, 1,706 sqft

Residential on 0.11 Acres

Parsons North, Fort McMurray, Alberta

Welcome to 517 Heritage Drive, where luxury and functionality come together in this impressive 6-bedroom home with a legal basement suite. Designed with meticulous attention to detail, this property offers a perfect blend of elegance, comfort, and practicality. Upon entering, youâ€™re greeted by a grand foyer with rich hardwood flooring and natural light that guides you into the heart of the home. The main level features a versatile office or bedroom, perfect for work or relaxation. The open-concept kitchen, dining, and living area is an entertainerâ€™s dream, showcasing quartz countertops, a modern tile backsplash, rich maple cabinetry, and a raised breakfast bar. The living room boasts a sleek tile fireplace, while the dining area leads to a custom screened sun enclosure with sliding windows and privacy curtainsâ€”an ideal retreat that opens to the fully fenced backyard. A convenient two-piece bathroom completes this level. Upstairs, youâ€™ll find three generously sized bedrooms, a dedicated laundry room, and a stunning primary suite that serves as a private oasis. The suite features a large walk-in closet, a spa-inspired ensuite with a custom tiled shower, a jetted tub, and dual sinks. A beautifully finished 4-piece main bathroom completes the upper level. The fully developed basement offers a two-bedroom legal suite with a separate entrance, stainless steel appliances, separate laundry facilities, and independent furnaces for added comfort and privacy. Outside, the



oversized heated double detached garage, complete with built-in storage, offers ample parking for three vehicles. The backyard features stamped concrete walkways and space for entertaining. Additional upgrades include central vacuum, air conditioning, high-end window coverings, and custom lighting. Conveniently located near trails, parks, and schools, this move-in-ready home is perfectly designed to suit your lifestyle. Check out the photos, floor plans and 3D tour, and call today to book your personal viewing.

Built in 2014

Essential Information

MLS® #	A2227444
Price	\$599,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,706
Acres	0.11
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	517 Heritage Drive
Subdivision	Parsons North
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 2W8

Amenities

Parking Spaces	5
----------------	---

Parking	Double Garage Detached, Driveway, Heated Garage
# of Garages	2

Interior

Interior Features	Breakfast Bar, Double Vanity, French Door, Jetted Tub, Quartz Counters, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Stone
Has Basement	Yes
Basement	Exterior Entry, Full, Suite

Exterior

Exterior Features	Other
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 4th, 2025
Days on Market	13
Zoning	ND

Listing Details

Listing Office	ROYAL LEPAGE BENCHMARK
----------------	------------------------

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.