

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

MLS® #A2231737

**\$400,000**

3 Bedroom, 3.00 Bathroom, 1,658 sqft

Residential on 0.07 Acres

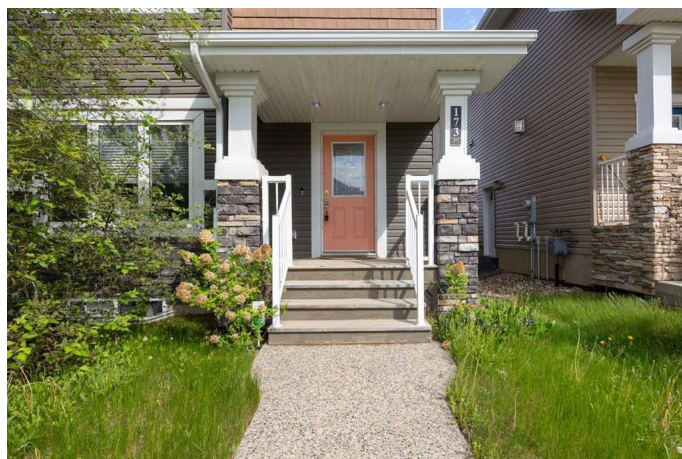
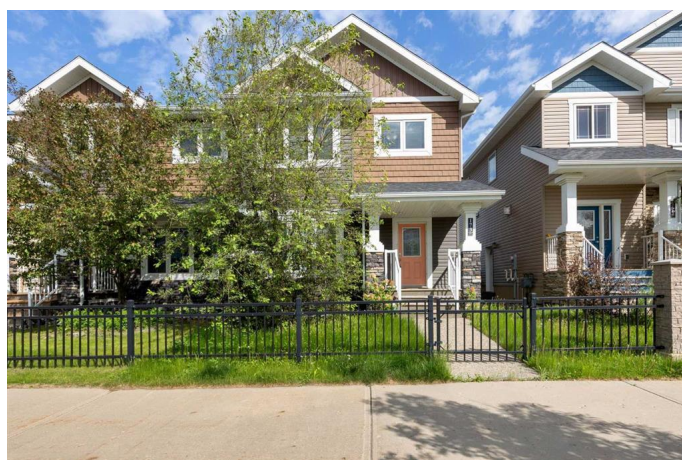
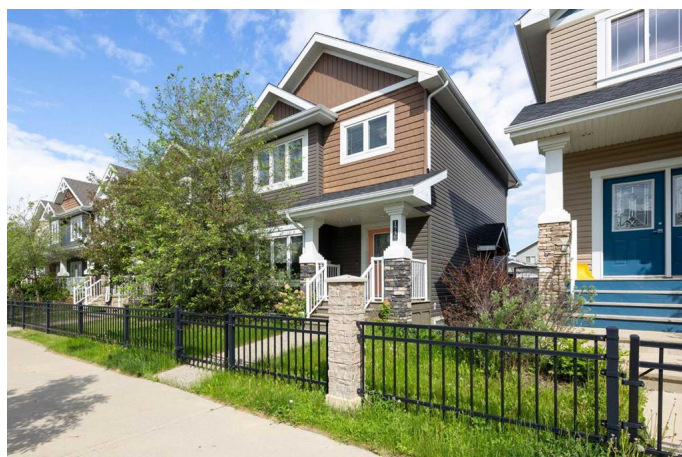
Stonecreek, Fort McMurray, Alberta

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 | 3               |

Zoning ND

Listing Details

Listing Office RE/MAX Connect

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