

# \$450,000 - 229 Heritage Drive, Fort McMurray

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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.

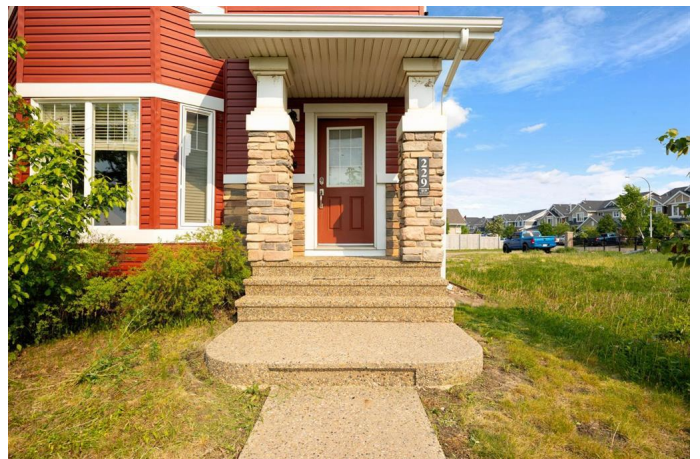
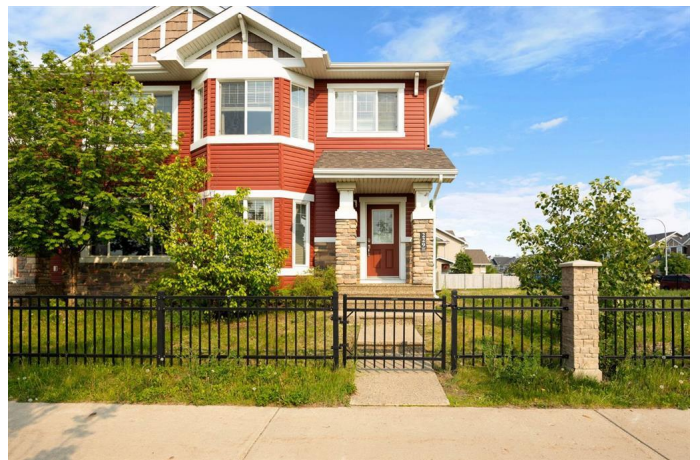
Upstairs, you'll find four generously sized bedrooms – a rare feature – along with two full bathrooms and a convenient half bath on the main floor. The main living area offers both a formal dining space and a casual breakfast nook, making it ideal for family life and entertaining guests.

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.  
Donâ€™t miss out â€“ 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, Refrigerator, Washer, Range
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes

Basement	Exterior Entry, Finished, Full, Suite
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## 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	23
Zoning	ND

## Listing Details

Listing Office	EXP REALTY
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