

# \$475,000 - 325 Heritage Drive, Fort McMurray

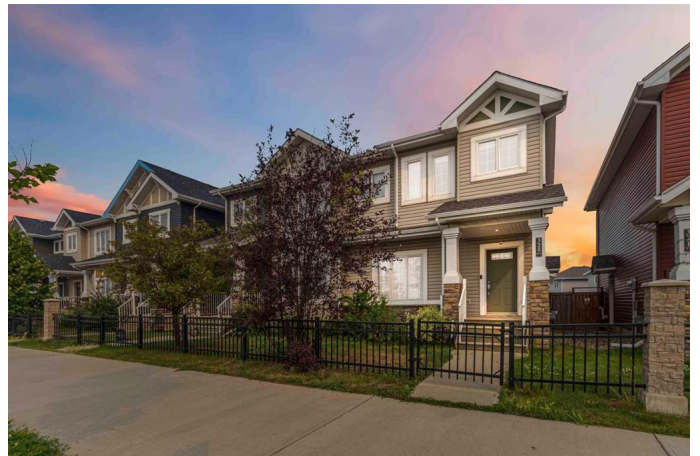
MLS® #A2251794

**\$475,000**

5 Bedroom, 5.00 Bathroom, 1,634 sqft  
Residential on 0.07 Acres

Parsons North, Fort McMurray, Alberta

Welcome to 325 Heritage Drive. Located in Parsons North, near parks, schools and future shopping amenities, this stunning home built by Winchester Homes, is the perfect blend of modern and classic charm. With 5 bedrooms, 4.5 bathrooms, a separate basement entrance, and an oversized 22x11 single detached heated garage, this home has everything you've been looking for. The main floor boasts gleaming dark hardwood floors, a cozy wall-mounted fireplace, and elegant archways that create just the right amount of separation between the spacious living room, dining area, and modern kitchen. The kitchen is designed for both function and style with sleek dark cabinetry, stainless steel appliances, an eat-up island, and a full pantry wall. A convenient 2-piece powder room is located near the back door, which leads to your fully fenced backyard, oversized heated single-car garage with a 10ft. door, and extra parking space. Upstairs, you'll find three well-sized bedrooms, a 4-piece bathroom, and a handy laundry area. The primary suite is a true retreat with a 5-piece ensuite featuring double sinks, a jetted tub, generous vanity storage, and a walk-in closet. The basement is beautifully finished with a separate entrance, two spacious bedrooms each with their own full ensuite bathrooms, a kitchenette, and laundry offering comfort and privacy for everyone. Also, enjoy the comfort of in-floor heating in the basement,



perfect for cozy winters. This home is A/C ready, with all connections already in place for easy installation.

Additional features include: High-efficiency furnace, Hot-water on demand, prime location steps from schools, parks, and walking trails. Located in the vibrant and growing community of Parsons North, this home puts you close to exciting new infrastructure, making it not only a wonderful place to live but also a smart investment for the future. The sellers are open to negotiating the existing furniture for a move-in ready option. Call for your private viewing today!

Built in 2012

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2251794               |
| Price          | \$475,000              |
| Bedrooms       | 5                      |
| Bathrooms      | 5.00                   |
| Full Baths     | 4                      |
| Half Baths     | 1                      |
| Square Footage | 1,634                  |
| Acres          | 0.07                   |
| Year Built     | 2012                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 325 Heritage Drive |
| Subdivision | Parsons North      |
| City        | Fort McMurray      |
| County      | Wood Buffalo       |
| Province    | Alberta            |
| Postal Code | T9K 0Y1            |

### Amenities

|                |                                                                |
|----------------|----------------------------------------------------------------|
| Parking Spaces | 2                                                              |
| Parking        | Heated Garage, Off Street, Parking Pad, Single Garage Detached |
| # of Garages   | 1                                                              |

## Interior

|                   |                                                                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance, Sump Pump(s), Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Stove(s), Washer, Washer/Dryer Stacked, Window Coverings                                     |
| Heating           | Forced Air                                                                                                                                               |
| Cooling           | None                                                                                                                                                     |
| Fireplace         | Yes                                                                                                                                                      |
| # of Fireplaces   | 1                                                                                                                                                        |
| Fireplaces        | Electric                                                                                                                                                 |
| Has Basement      | Yes                                                                                                                                                      |
| Basement          | Exterior Entry, Finished, Full, Suite                                                                                                                    |

## Exterior

|                   |                                                  |
|-------------------|--------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard                   |
| Lot Description   | Back Yard, Front Yard, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                                  |
| Construction      | Concrete, Vinyl Siding                           |
| Foundation        | Poured Concrete                                  |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 26th, 2025 |
| Days on Market | 47                |
| Zoning         | ND                |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | EXP REALTY |
|----------------|------------|

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