

# \$434,900 - 229 Heritage Drive, Fort McMurray

MLS® #A2262836

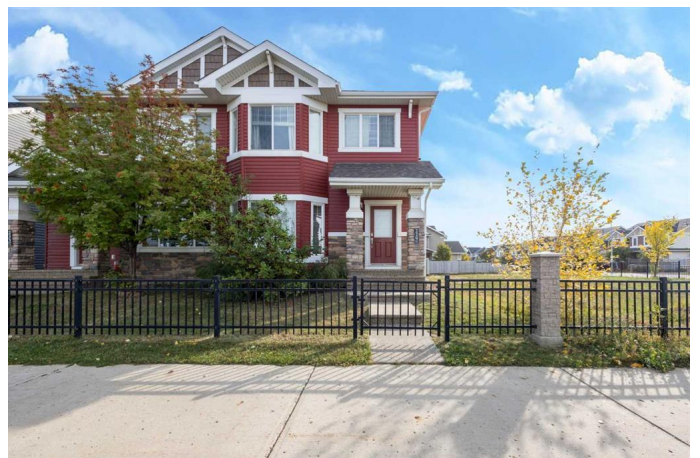
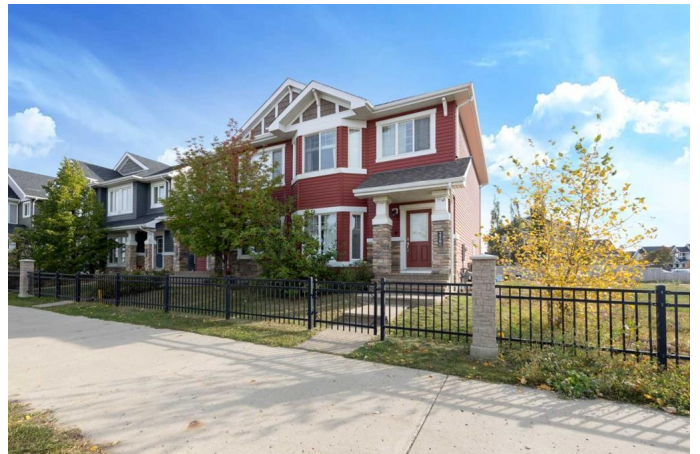
**\$434,900**

5 Bedroom, 4.00 Bathroom, 1,651 sqft

Residential on 0.07 Acres

Parsons North, Fort McMurray, Alberta

Click brochure link for more details\*\* Welcome to 229 Heritage Drive, an incredible opportunity in one of Fort McMurray's fastest-growing communities. This well-maintained duplex in Parsons North offers exceptional value with modern living spaces, a legal basement suite, and unbeatable community amenities. The bright, open-concept main floor features a spacious living area, modern kitchen, dining space, and a convenient half bath, ideal for everyday family life and entertaining. Upstairs includes four bedrooms, including a primary retreat with a walk-in closet and ensuite, plus a full bathroom for the rest of the family. Central A/C keeps the home comfortable year-round. The legal one-bedroom basement suite with separate entrance is perfect for generating rental income or providing private space for extended family. A rear two-car parking pad and plenty of street parking add to the convenience. Enjoy the back patio and yard for BBQs or relaxing outdoors. Families will love the easy access to schools, playgrounds, and a nearby spray park, all just a short walk away. With a bus stop right outside and a new Walmart coming soon, this location combines everyday convenience with strong future growth potential. Parsons North is quickly becoming one of the most desirable areas in Fort McMurray, attracting families and investors alike. With its income potential, modern layout, and prime location, this home represents a rare find and an excellent deal in



today's market.

Built in 2012

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2262836               |
| Price          | \$434,900              |
| Bedrooms       | 5                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,651                  |
| 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, Parking Pad, On Street |

**Interior**

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Interior Features | Closet Organizers, See Remarks, Separate Entrance, Walk-In Closet(s) |
| Appliances        | See Remarks                                                          |
| Heating           | Forced Air, Natural Gas                                              |
| Cooling           | Central Air                                                          |
| Has Basement      | Yes                                                                  |
| Basement          | Finished, Full, Suite                                                |

**Exterior**

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Exterior Features | BBQ gas line, Private Entrance, Private Yard                |
| Lot Description   | Back Lane, Back Yard, Landscaped, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                                             |
| Construction      | Vinyl Siding, Wood Frame                                    |
| Foundation        | Poured Concrete                                             |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 8th, 2025 |
| Days on Market | 5                 |
| Zoning         | ND                |

**Listing Details**

|                |                 |
|----------------|-----------------|
| Listing Office | Honestdoor Inc. |
|----------------|-----------------|

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