

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

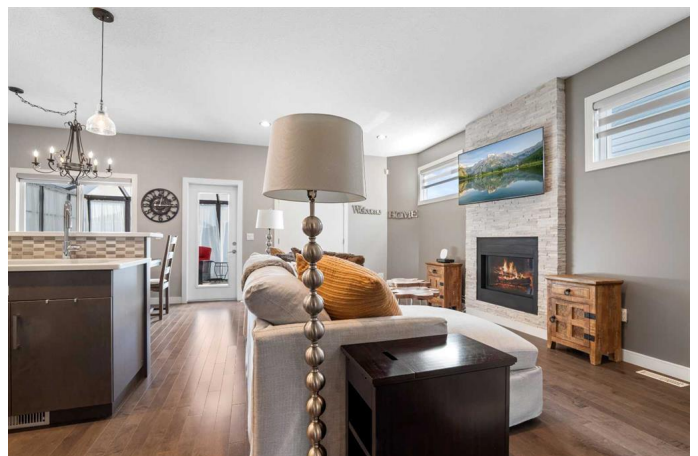
MLS® #A2227444

**\$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, you'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 entertainer'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 curtains—an ideal retreat that opens to the fully fenced backyard. A convenient two-piece bathroom completes this level. Upstairs, you'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 | 12             |
| Zoning         | ND             |

## Listing Details

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

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