

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

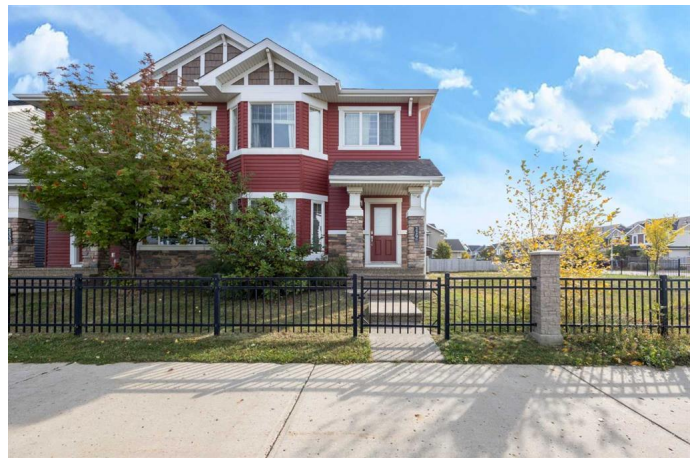
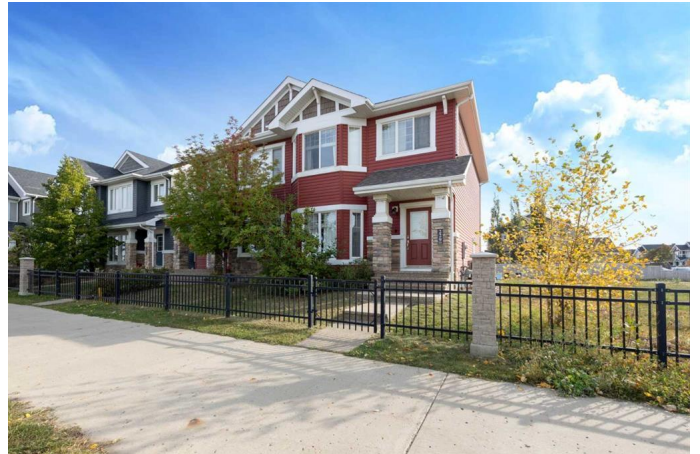
MLS® #A2262836

\$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	23
Zoning	ND

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.