

\$420,000 - 281 Heritage Drive, Fort McMurray

MLS® #A2230167

\$420,000

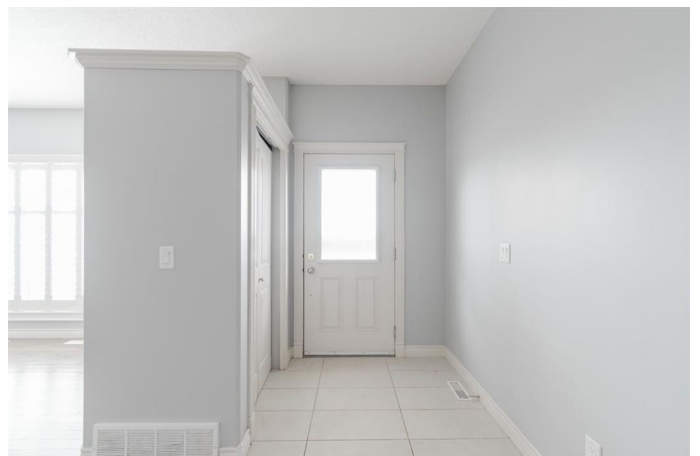
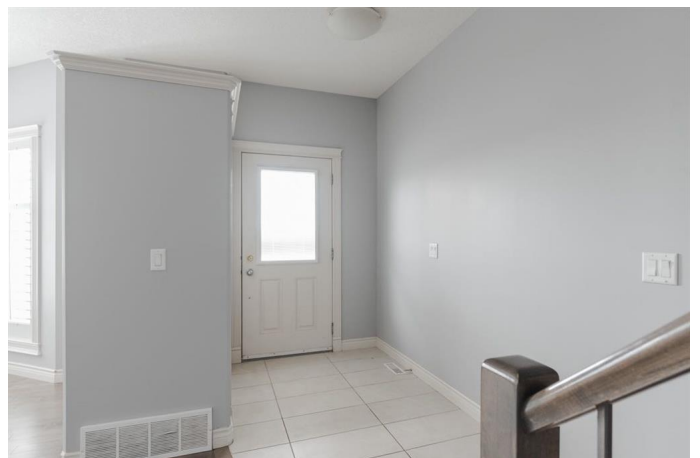
5 Bedroom, 4.00 Bathroom, 1,610 sqft
Residential on 0.07 Acres

Parsons North, Fort McMurray, Alberta

Welcome to 281 Heritage Drive – A bright and spacious semi-detached home in beautiful condition, offering four bedrooms on the top floor, a separate entrance basement with a full kitchen, and a fully fenced, landscaped backyard. Located on the main bus route for easy commuting and just steps from schools, parks, and trails, this move-in-ready home offers exceptional value and convenience. Designed with functionality in mind, this layout is perfect for larger families or anyone looking for ample space. A welcoming front entry greets you with high ceilings and tiled floors that lead into the main living area, where oversized windows fill the room with natural light. Beautiful hardwood floors, in excellent condition, run throughout the main space. The expansive front room offers flexibility to create both a living room and formal dining area, or enjoy it as one large open family room for everyone to gather.

Past the convenient two-piece powder room, you'll find the kitchen, finished with rich wood cabinetry, tile floors, and space for a breakfast table. Garden doors lead to the beautifully landscaped backyard, fully fenced with a large gate – perfect for secure parking or recreational storage.

Upstairs, the top level provides a private setting for four bedrooms and two full bathrooms. The first bedroom, finished with hardwood floors, would make an ideal home office, while the spacious primary suite offers a walk-through closet and its own three-piece



ensuite. Two additional bedrooms are located down the hall, alongside a four-piece bathroom.

The separate entry basement is fully developed and move-in ready with a full kitchen, large living space, generous bedroom, and four-piece bathroomâ€”perfect for extended family, guests, or rental potential.

If you're in need of quick possession, this home is ready to go. Offering space, comfort, and functionality in a location close to everything, this is a property youâ€™™ll want to see. Schedule your private tour today.

Built in 2013

Essential Information

MLS® #	A2230167
Price	\$420,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,610
Acres	0.07
Year Built	2013
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	281 Heritage Drive
Subdivision	Parsons North
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0X9

Amenities

Parking Spaces	2
Parking	Alley Access, Off Street

Interior

Interior Features	Laminate Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s)
Appliances	See Remarks
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Other
Lot Description	Back Yard, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 20th, 2025
Days on Market	1
Zoning	ND

Listing Details

Listing Office	The Agency North Central Alberta
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