

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

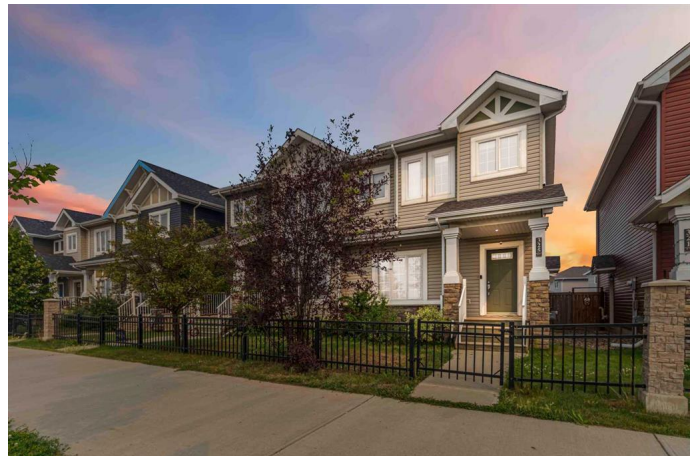
MLS® #A2251794

\$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	48
Zoning	ND

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.