



169 Heritage Drive , Fort McMurray, Alberta - \$504,900



Property Description

DOUBLE DETACHED HEATED GARAGE WITH 220 POWER AND DRIVEWAY PARKING! 1 BEDROM AND 1 DEN LEGAL BASEMENT SUITE! FORMER SHOW HOME! Welcome to your new home in the growing and sought-after community of Parsons North! This spacious duplex offers the perfect blend of comfort, functionality, and income potential with its 1 bedroom + den legal suite and double detached heated garage—ideal for homeowners or savvy investors. Step inside to discover a warm and inviting main floor, featuring a generous living room with a cozy gas fireplace, perfect for relaxing evenings. The layout flows effortlessly into a large kitchen and dining area, where you'll enjoy granite countertops, stainless steel appliances, a kitchen island, corner pantry, and plenty of cabinet space—ideal for any home chef. A 2-piece powder room and main floor laundry complete this level for added convenience. Upstairs, you'll find 3 bedrooms plus a spacious den, offering flexibility for a home office, playroom, or second living space. The primary bedroom features a walk-in closet and a private 4-piece ensuite with a jetted tub and separate stand-up shower. A 4-piece main bathroom services the additional bedrooms. Downstairs, the legal basement suite offers a separate entrance, 1 bedroom + den, full 4-piece bath, second kitchen with stainless steel appliances, separate laundry, and a good-sized living room—perfect for rental income or extended family. Outside, enjoy the freshly painted (WALLS AND GARAGE FLOOR) detached double heated garage, complete with 220V power, and an extended driveway offering ample parking—rare to find! Additional features include A/C, brand new hot water on demand, and a prime location near bus stops, parks, and the upcoming Walmart development. Don't miss this incredible opportunity—call today to book your private tour and make this home yours!

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