



## 205 Heritage Drive Fort McMurray Alberta

\$464,900

Welcome to 205 Heritage Drive, Your Perfect Starter Home! This Charming Semi-Detached Home is a dream for first-time buyers, offering an Attached Heated Garage and a parking pad with back alley access. It boasts a Legal and Spacious Basement Suite, beautiful high-end finishes, and central A/C. The Main floor features a more traditional layout with a larger-than-most kitchen, perfect for honing your culinary skills! Located just steps from major bus routes, schools, and parks, this home provides convenience and accessibility in Parsons Creek North. A covered front porch welcomes you home, leading to a spacious front entry. With 9ft ceilings and oversized windows on every floor, the home is filled with natural light, creating a warm and inviting atmosphere. Hardwood floors add a touch of elegance to the living room, while tile flooring in the kitchen and dining area is both stylish and practical. The kitchen is a chef's delight, featuring granite countertops, beautiful cabinets, stainless steel appliances (including a range hood), and a mosaic tile backsplash. A corner pantry and endless upper and lower cabinets provide ample storage space. The dining room offers access to the back deck with a gas line for your BBQ, as well as the rear-facing attached garage. A 2pc powder room on the main floor is finished to the same high standards as the rest of the home. Upstairs, you'll find three spacious bedrooms, including a primary suite with an ensuite bathroom boasting a large soaker tub, dual vanity, and walk-in closet. Large windows and hardwood floors create a cozy and inviting ambiance in each room. The laundry is conveniently located on the second floor for added convenience. The lower level of the home features a legal basement suite with an open floor plan, a spacious bedroom, a large bathroom, and separate laundry. The kitchen in the basement suite is equipped with a pant...

2pc Bathroom 5.08 Ft x 5.50 Ft

Dining room 8.67 Ft x 13.67 Ft

Foyer 8.00 Ft x 8.83 Ft

Kitchen 12.17 Ft x 15.58 Ft

Living room 12.92 Ft x 15.08 Ft

4pc Bathroom 9.17 Ft x 4.83 Ft

5pc Bathroom 7.33 Ft x 13.75 Ft

Bedroom 10.33 Ft x 11.00 Ft

Primary Bedroom 13.42 Ft x 15.00 Ft

4pc Bathroom 7.00 Ft x 11.83 Ft

Bedroom 12.67 Ft x 12.00 Ft

Kitchen 11.67 Ft x 2.92 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by the BCNREB.

Listing Presented By:



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RE/MAX FORT MCMURRAY

<http://www.fatimamian.com>

**RE/MAX**

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Bedroom 10.25 Ft x 10.00 Ft

Recreational, Games room 11.67 Ft x 14.75 Ft