



## 453 Heritage Drive Fort McMurray Alberta

\$479,900

Welcome to 453 Heritage Drive: Original owners are proud to present their meticulously maintained family home in the picturesque Parsons Creek North neighbourhood boasting a detached garage and a spacious rear-facing driveway. This residence offers a light-filled and open main living space, three generously sized bedrooms on the second floor, and a fully developed basement with a separate entrance on the side of the home, providing additional living space for your convenience. Conveniently located across from a bus stop and offering easy access to the highway for commuters, this home provides the perfect blend of suburban tranquility and urban convenience. Enjoy being just a stone's throw away from walking trails, playgrounds, and schools in the highly sought-after Parsons Creek neighbourhood. Step inside to discover a welcoming main living space featuring high ceilings, hardwood floors, and a modern fireplace in the living room. The spacious kitchen is complete with a long island, pantry for extra storage, and stainless steel appliances. An updated chandelier illuminates the dining area, while built-in shelves and a bar fridge add to the functionality of the space. Completing the main floor is a convenient two-piece bathroom and a nook ideal for a desk or children's toys. Upstairs, retreat to the second storey offering three generously sized bedrooms. The primary bedroom comfortably accommodates a king-size bed and features a spacious walk-in closet and a four-piece ensuite bathroom. All bedrooms are equipped with blackout blinds for added privacy, and the convenience of upstairs laundry in the hall enhances functionality. Descend into the basement to discover a cozy recreation room adorned with luxury vinyl plank floors and a fun wall design. Further down the hall, you'll find a second living area currently used as a fourth bedroom, complete with a family room inside...

4pc Bathroom 9.25 Ft x 4.83 Ft

4pc Bathroom 9.17 Ft x 4.83 Ft

Bedroom 9.33 Ft x 13.08 Ft

Bedroom 9.75 Ft x 10.67 Ft

Primary Bedroom 15.67 Ft x 14.17 Ft

Other 5.92 Ft x 8.00 Ft

Bedroom 18.42 Ft x 15.42 Ft

Recreational, Games room 18.42 Ft x 13.75 Ft

Furnace 9.50 Ft x 9.00 Ft

2pc Bathroom 5.50 Ft x 4.92 Ft

Dining room 13.67 Ft x 8.08 Ft

Kitchen 19.50 Ft x 13.08 Ft

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

Listing Presented By:



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The Agency North Central Alberta

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**RE/MAX**<sup>®</sup>

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4pc Bathroom 4.92 Ft x 7.83 Ft

Living room 15.83 Ft x 14.67 Ft