



776 Heritage Drive Fort McMurray Alberta

\$723,000

Welcome to 776 Heritage Drive - a warm and inviting former BOLD show home in a PHENOMENAL LOCATION that effortlessly combines style and comfort. This exquisite residence features an array of impressive amenities that cater to modern living. Step inside and be greeted by the main-level office, ideal for remote work or a quiet study space. The open-concept kitchen is a chef's dream, boasting rich cabinetry, granite countertops, a large center island w/ breakfast bar seating, a corner pantry, and stainless steel appliances. Adjacent to the kitchen, the spacious living area is perfect for entertaining, complete with a cozy fireplace with dramatic floor-to-ceiling stonework that sets the ambiance for family gatherings. The dining area leads to your covered deck and stunning backyard. The backyard is a low-maintenance oasis with astroturf, perfect for those who love outdoor living without the hassle of upkeep. It tiers down onto a firepit area with crush and it backs onto a playground and treeline with trails, ensuring endless opportunities for recreation and relaxation. Enjoy the ease of supervising your children at the playground without leaving the comfort of your backyard. The main level is complete with a 2 piece bathroom and a convenient main-level laundry room/mudroom, which includes an abundance of built-in cabinetry and a utility sink surrounded by granite, making chores a breeze. Upstairs, the primary bedroom offers a serene retreat with a private balcony overlooking the river valley, providing picturesque views that are sure to delight. The luxurious ensuite bath features a corner jetted tub, dual sinks with granite countertops, and a separate oversized shower, creating a spa-like experience at home. The upstairs is complete with another 4-piece bathroom, 2 more spacious bedrooms, and a fantastic bonus/family room providing space for everyone in the family to e...

4pc Bathroom 10.50 Ft x 5.00 Ft

5pc Bathroom 8.83 Ft x 14.00 Ft

Bedroom 10.50 Ft x 10.67 Ft

Bedroom 10.25 Ft x 11.17 Ft

Family room 13.42 Ft x 14.42 Ft

Primary Bedroom 12.00 Ft x 16.33 Ft

Kitchen 6.58 Ft x 10.50 Ft

Recreational, Games room 22.92 Ft x 20.75 Ft

Furnace 7.50 Ft x 10.75 Ft

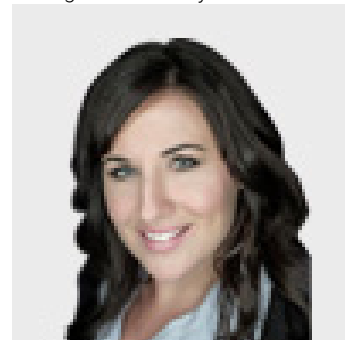
2pc Bathroom 8.08 Ft x 5.33 Ft

Office 8.08 Ft x 8.25 Ft

Dining room 11.92 Ft x 6.00 Ft

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

Listing Presented By:



Originally Listed by:
EXP REALTY



RE/MAX Fort McMurray

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4pc Bathroom 5.00 Ft x 8.92 Ft

Bedroom 10.75 Ft x 10.92 Ft

Bedroom 12.42 Ft x 10.33 Ft

Kitchen 18.67 Ft x 17.00 Ft

Laundry room 5.67 Ft x 11.58 Ft

Living room 12.17 Ft x 15.50 Ft