

**619 Heritage Drive
Fort McMurray, Alberta**

MLS # A2208362



\$669,000

Division:	Parsons North		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,119 sq.ft.	Age:	2013 (12 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Suite	LLD:	-
Exterior:	See Remarks	Zoning:	ND
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Walk-In Closet(s)		

Inclusions: FRIDGE X 2, STOVE X 2, DISHWASHER X 1, WASHER/DRYER X 2, CENTRAL AIR, HEATER IN GARAGE, ALL WINDOW BLINDS, microwave

STUNNING EXECUTIVE STYLE HOME! Has all the bells and whistles! **FALL IN LOVE** from the moment you enter this **PICTURE PERFECT** home, you will discover a den on the main floor leading to a powder room and an **OPEN** to **BELOW** Concept floor plan with floor to ceiling rock facing fireplace, open to the dining and kitchen, that boasts an island, granite countertops, lots of cabinets and a mud room with direct access to the attached double **HEATED** garage! You're gonna **LOVE** the 3 generous size bedrooms on the 2nd floor with a **BONUS ROOM**. 2 more bathrooms, with a **HUGE** Primary bedroom with walk in closet, spa style 5 pc ensuite and a balcony deck to enjoy your morning coffee! There is also a second deck off the dining. The basement has a **SEPARATE** walk up entrance to 2 bedrooms and 2 bathrooms with a full kitchen and living area, which is fantastic for the savvy buyer! The yard is fenced with double gate and being a corner lot gives easy access from the side yard. Hang out with your kids, family and friends in the sought out neighborhood of Parsons North. Nestled near schools, and a short drive to shopping, and all amenities. **LOTS OF PARKING! BONUS: CENTRAL AIR. CALL NOW!**