



GRASSROOTS
REALTY GROUP

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**689 Heritage Drive
Fort McMurray, Alberta**

MLS # A2253059



\$699,900

Division:	Parsons North		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,190 sq.ft.	Age:	2013 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Aggregate, Double Garage Attached, Heated Garage		
Lot Size:	0.11 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Separate/Exterior Entry, Suite	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	ND
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Pantry, Separate Entrance, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: fridge x2, stove x2, dishwasher x2, microwave x2, washer & dryer (x2), existing blinds and window coverings, garage heater, garage door opener & remote, central A/C, firepit, tv mounts in livingroom & garage, basement suite furniture (as is)

Welcome to 689 Heritage Drive – A Spacious 4 bedroom, 3.5 bathroom, plus BONUS ROOM Two-Storey Home with Legal Suite and Premium Finishes. Step into this beautifully appointed home with 3098 developed square feet of quality craftsmanship and thoughtful design. With rich hardwood and tile flooring throughout–this is a true no-carpet home, perfect for style, durability, and easy maintenance. The grand foyer greets you with soaring vaulted ceilings, setting the tone for the impressive open-concept main level. The heart of the home is the chef’s kitchen, featuring stainless steel appliances, a gas stove with exterior venting, striking espresso cabinetry, stunning pendant lighting, and a massive walk-through pantry that conveniently connects to the mudroom, main floor laundry, powder room, and the oversized double Heated garage–boasting high ceilings and ample space for your trucks and additional storage. The spacious living room includes a cozy gas fireplace, while the expansive dining area opens through patio doors to a large deck overlooking the fully fenced backyard, complete with a firepit–perfect for entertaining. Upstairs, hardwood continues to a bright bonus room and into the elegant primary suite, accessed through French doors. The primary features a luxurious ensuite with travertine tile floors, jacuzzi tub, double vanities, stand-up shower, and a massive walk-in closet. Two more generously sized bedrooms–both with walk in closets, and a full bath complete the upper level. The fully developed basement offers a fantastic income opportunity with a one-bedroom legal suite, currently rented for \$1,700/month. This well-appointed suite features its own private entrance, separate furnace and laundry, a full kitchen with the same upgraded espresso cabinetry as upstairs, a generous living/dining area, and a beautiful

bathroom with in-floor heating—providing both comfort and style for tenants or extended family. Whether you're looking for multi-generational living, a mortgage helper, or simply a spacious and stylish family home, 689 Heritage Drive offers it all in a beautifully finished package. This property also includes custom blinds throughout and Central air conditioning. Amazing location, across the street from biking and walking trails, parks, and close to schools and the skatepark. Call today!