



**GRASSROOTS**  
REALTY GROUP

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**100 HEIBERT Bay**  
**Fort McMurray, Alberta**

**MLS # A2253976**



**\$649,900**

|                  |                                                          |               |                   |
|------------------|----------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Parsons North                                            |               |                   |
| <b>Type:</b>     | Residential/House                                        |               |                   |
| <b>Style:</b>    | 2 Storey                                                 |               |                   |
| <b>Size:</b>     | 1,809 sq.ft.                                             | <b>Age:</b>   | 2013 (12 yrs old) |
| <b>Beds:</b>     | 5                                                        | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Concrete Driveway, Double Garage Attached, Heated Garage |               |                   |
| <b>Lot Size:</b> | 0.16 Acre                                                |               |                   |
| <b>Lot Feat:</b> | Cul-De-Sac, Landscaped, Standard Shaped Lot              |               |                   |

|                    |                                                                 |                   |                                 |
|--------------------|-----------------------------------------------------------------|-------------------|---------------------------------|
| <b>Heating:</b>    | In Floor, Forced Air, Natural Gas, Radiant, See Remarks         | <b>Water:</b>     | Public                          |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood                                  | <b>Sewer:</b>     | Sewer                           |
| <b>Roof:</b>       | Asphalt Shingle                                                 | <b>Condo Fee:</b> | -                               |
| <b>Basement:</b>   | Finished, Full, Separate/Exterior Entry, Suite                  | <b>LLD:</b>       | -                               |
| <b>Exterior:</b>   | See Remarks                                                     | <b>Zoning:</b>    | ND                              |
| <b>Foundation:</b> | Poured Concrete                                                 | <b>Utilities:</b> | Natural Gas, Garbage Collection |
| <b>Features:</b>   | Central Vacuum, No Smoking Home, See Remarks, Walk-In Closet(s) |                   |                                 |

**Inclusions:** FRIDGE X2, STOVE X2, DISHWASHER X2, WASHER X2, DRYER X2, OTR MICROWAVE X2, GARAGE REMOTE, CENTRAL A/C, CENTRAL VAC & MISC ATTACHMENTS

100 Hiebert Bay! Built in 2013 with a 2 Bedroom legal suite with separate entry; this home sits on a 7,056sqft lot an situated in a quiet culda-sac location in the newest subdivision in Fort McMurray Parsons North! Playgrounds recently finished and schools almost done make this an easy choice to enjoy the newest amenities. This home has 5 Bedrooms,4 Baths and has the bling as well! Kitchen is stunning and adores quartz counters, glass tile backsplash, upgraded appliances & corner pantry. Tiger Hardwood floors are a beautiful upgrade and in the livingroom you have gas fireplace with stone. Main floor laundry is developed with extra cabinetry and folding counter! Master Bedroom has full ensuite; his/her sinks, stand-up shower and tub + walk in closet! Basement suite is a professionally developed as well with full kitchen. Lots to see but some of the extra's also include, Central A/C, Central Vac, Massive rear deck, in-floor heating in garage & basement, large driveway, fully landscaped!