



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**239 HERITAGE LAKE Drive, Heritage Pointe T1S4H9**

MLS®#: **A2101822**

Area: **NONE**

Listing Date: **01/17/24**

List Price: **\$1,275,000**

Status: **Active**

County: **Foothills County**

Change: **-\$35k, 05-Apr**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Heritage Pointe**

Year Built:

**2003**

Lot Information

Finished Floor Area

Abv Sqft:

**2,209**

Low Sqft:

Lot Sz Ar:

**22,651 sqft**

Ttl Sqft:

**2,209**

Lot Shape:

DOM

**123**

Layout

Beds:

**5 (1 4 )**

Baths:

**2.5 (2 1)**

Style:

**Bungalow**

Parking

Ttl Park:

**6**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**Back Yard,Dog Run Fenced In,Landscaped,Many Trees,Rectangular Lot  
Double Garage Attached,Front Drive,Insulated**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Central,Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Balcony,BBQ gas line,Dog Run,Fire Pit,Garden,Kennel**

Construction: **Stone,Stucco**  
Flooring: **Carpet,Slate,Tile**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Convection Oven,Dishwasher,Garage Control(s),Gas Cooktop,Oven-Built-In,Refrigerator,Washer/Dryer,Window Coverings**  
Int Feat: **Bookcases,Breakfast Bar,Built-in Features,Central Vacuum,Chandelier,Closet Organizers,Double Vanity,French Door,Granite Counters,High Ceilings,Jettied Tub,Kitchen Island,Recessed Lighting,Sump Pump(s),Track Lighting,Vinyl Windows,Walk-In Closet(s),Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	3`5" x 7`0"
Breakfast Nook	Main	15`0" x 10`8"
Dining Room	Main	11`4" x 14`4"
Kitchen	Main	15`7" x 17`10"
Mud Room	Main	8`5" x 12`11"
Walk-In Closet	Main	6`4" x 15`3"

Room	Level	Dimensions
4pc Ensuite bath	Main	10`10" x 19`0"
Den	Main	14`7" x 10`11"
Foyer	Main	15`9" x 6`10"
Living Room	Main	16`6" x 18`5"
Bedroom - Primary	Main	14`8" x 23`8"
4pc Bathroom	Lower	11`4" x 5`4"

Bedroom	Lower	14`4" x 18`2"	Bedroom	Lower	14`1" x 9`5"
Bedroom	Lower	14`1" x 9`5"	Bedroom	Lower	14`9" x 12`0"
Game Room	Lower	17`7" x 21`10"	Den	Lower	14`7" x 10`9"
Media Room	Lower	14`1" x 14`1"	Furnace/Utility Room	Main	23`6" x 14`2"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc: **0210422**

Zoning:  
**RC**

Remarks

Pub Rmks: **\*\*\*\* \$35,000 PRICE REDUCTION!\*\*\*\* Allow me to introduce you to 239 Heritage Lake Drive! Nestled on a spacious property adorned with mature trees where tranquility is evident as you snuggle up by the firepit, completely surrounded by nature. This lot stretches quite a way to the ravine out back making it one of the largest lots in Heritage Pointe. This grand residence reveals striking architecture with large vaulted ceilings in the front foyer and a masterful library that beckons to book lovers but can also double as a living area where you can cozy up by the fireplace on those cool evenings with the family. Featured is a GOURMET kitchen with a large island, ample room for food prep and equipped with a gas stove, built in downdraft ventilation system and custom high quality kitchen cabinets. The dining nook, seamlessly integrated into the kitchen area, also features a patio door that opens to an expansive Duradeck, with a natural gas hook up - to which you can enjoy your dining experience outdoors with a view. The primary bedroom is a sanctuary with French doors opening to a lavish 5-piece ensuite featuring GRANITE countertops, DOUBLE vanities, and a chromatherapy self-drying AIR-JETTED bathtub. Patio doors from the primary room once again lead to the same expansive Duradek to the dining nook area. The raised bungalow's walkout basement unfolds into an ideal space for relaxation and entertainment. The lower level boasts an entertainment room, providing the perfect setting for leisure activities. Additionally, two bedrooms offer cozy retreats, while a versatile flex/gym room caters to various lifestyle needs. A central seating area with a fireplace becomes a focal point, creating a warm and inviting atmosphere for gatherings and quiet moments alike. This remarkable property continues to impress with its noteworthy highlights, including high ceilings, a newer roof from 2017, a reliable sump pump, and exquisite stained glass windows in the foyer. The 2020 addition of a newer fridge enhances the kitchen's functionality. The oversized double garage provides ample space for vehicles and storage. Custom shelving built into the stairs showcase thoughtful design, while the very private backyard, equipped with an irrigation system spanning the entire property, offers a tranquil retreat. For an immersive experience, sit back and enjoy the attached video, allowing you to marvel at the beauty and features of this exceptional home.**

Inclusions: **N/A**  
Property Listed By: **eXp Realty**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**





















