



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**64 HERITAGE LAKE Drive, Heritage Pointe T1S 4H6**

MLS® #: **A2153839**

Area: **NONE**

Listing Date: **08/06/24**

List Price: **\$2,100,000**

Status: **Active**

County: **Foothills County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Heritage Pointe**  
Year Built: **2002**

Finished Floor Area  
Abv Sqft: **2,031**  
Low Sqft:  
Ttl Sqft: **2,031**

DOM

**44**  
Layout  
Beds: **3 (1 2 )**  
Baths: **3.0 (2 2)**  
Style: **Bungalow**

Lot Information

Lot Sz Ar: **10,785 sqft**  
Lot Shape:

Parking

Ttl Park: **8**  
Garage Sz: **3**

Access:

Lot Feat: **Lake,Lawn,Landscaped,Level,Many Trees,Underground Sprinklers,Views,Waterfront**  
Park Feat: **Heated Garage,Insulated,Oversized,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **BBQ gas line,Dock**

Construction: **Concrete,Stone,Stucco,Wood Frame**  
Flooring: **Carpet,Ceramic Tile,Hardwood**  
Water Source:  
**Co-operative**  
Fnd/Bsmt:  
**Poured Concrete**

Kitchen Appl: **Bar Fridge,Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Microwave,Range Hood,Refrigerator,Warming Drawer,Washer,Water Softener,Window Coverings**

Int Feat: **Beamed Ceilings,Bookcases,Built-in Features,Central Vacuum,Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Pantry,Sauna,Separate Entrance,Skylight(s),Vaulted Ceiling(s),Wet Bar,Wired for Sound**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>22`2" x 32`4"</b>	<b>Dining Room</b>	<b>Main</b>	<b>10`4" x 16`4"</b>
<b>Breakfast Nook</b>	<b>Main</b>	<b>12`11" x 12`0"</b>	<b>Kitchen</b>	<b>Main</b>	<b>12`8" x 19`3"</b>

























