$489,900 - 122 Woodland Drive, Fort McMurray

MLS® #A2218386
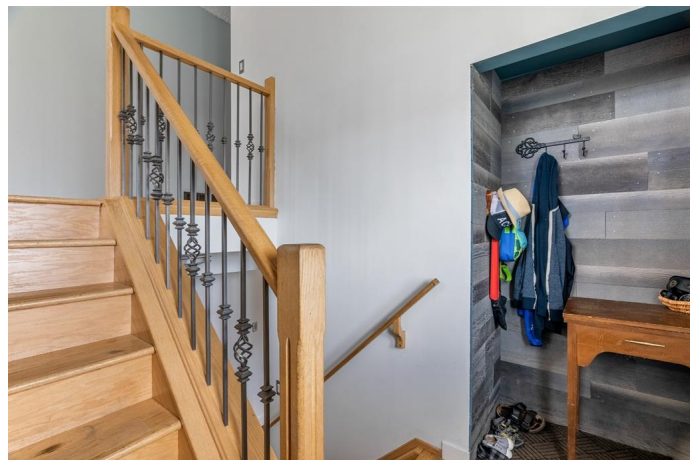
$489,900

4 Bedroom, 3.00 Bathroom, 1,129 sqft
Residential on 1.38 Acres

Thickwood, Fort McMurray, Alberta

Welcome to this UPDATED bi-level home with +2,093 SQFT of TOTAL living space, 4 bedrooms, 2.5 bathrooms, grand rec room in basement, upgrades throughout AND even an enclosed HOT TUB seating area outside - this home has it all! This home is located directly behind shopping plaza in Thickwood and offers a double attached heated garage with 15â€™ ceilings, extra RV Gate for storage access and nicely landscaped corner lot close to Birchwood Trails. Recent upgrades include: new windows throughout the main floor (2019), exterior fence (2019), windows throughout basement (2015), central AC, nest thermostat, newer heater in garage (2021) and newer appliances As you enter the home through the foyer, you are welcomed up the stairs into the sunny living area which offers an oversized window and shelving for storage, perfect for hosting family & friends! Down the hall, the kitchen has been finished with plenty of rich shaker cabinetry with silver hardware & decorative crown moldings, nice grey stone countertops, dual basin sink and stainless steel appliance package including a French door fridge with bottom freezer, built-in dishwasher, and electric stove with over the range built-in microwave â€" great for any home chef! The kitchen leads into the dining room, exits through patio doors onto the elevated rear deck, nicely combining indoor & outdoor living space! The spacious primary master bedroom offers a walk-through closet with a 2pc ensuite . The main floor also boasts

2 more bedrooms with large windows, as well as a shared 4pc bathroom with full tile surround tub/shower combo, gorgeous modern vanity and designer mirror! Heading down the stairs, this home features a large family room, which is a great space to hang out with the the family for movie night. Other features includes large windows for lots of natural light, a dry bar for entertaining guests, a great 4th bedroom/home office space with bright window, 3pc bathroom with stand-alone glass shower, dual sink vanity & tucked away laundry space with side-by-side washer & dryer! The outside has a fully fenced & landscaped backyard, private & enclosed hot tub area, raised deck with storage under the stairs, double attached heated garage with 15â€™ ceiling and an oversized driveway + RV Gate for storage access, this home is a RARE FIND! Book your private showing today & donâ€™t miss out!

Built in 1981

Essential Information

MLS® #	A2218386
Price	$489,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,129
Acres	1.38
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	122 Woodland Drive

Subdivision	Thickwood
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 1R3

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Heated Garage
# of Garages	2

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Dry Bar, Open Floorplan, See Remarks, Storage, Walk-In Closet(s)
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Yard, Corner Lot, Landscaped
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 7th, 2025
Days on Market	10
Zoning	R1

Listing Details

Listing Office	EXP REALTY