



# 124 Woodpecker Green Fort McMurray Alberta

\$629,000

Welcome to 124 Woodpecker Green, a stunning and spacious modified bi-level offering over 3,600 square feet of thoughtfully designed living space. This home features a 3 BEDROOM LEGAL BASEMENT SUITE --a perfect mortgage helper or income generator, providing both privacy and comfort for tenants or extended family while offering you a significant financial advantage. Whether you're looking for a rental income opportunity or a multi-generational living solution, this home has you covered! The main level features over 2,200 square feet of finished space, including a beautiful kitchen equipped with granite countertops, stainless steel appliances, and oak cabinetry extending to the ceiling, accented with black hardware and stylish black subway tile. A large walk-in pantry and an eat-up counter provide ample storage and workspace, while the adjacent dining area offers a welcoming space for family meals. The massive living room is a showstopper, complete with a gas fireplace and oversized windows that fill the home with natural light. Hardwood flooring flows throughout this level, including the generously sized bedrooms. The primary suite is a private retreat, boasting a walk-in closet and a luxurious 4 piece ensuite with a corner tub and a spacious walk-in shower. Completing the main floor is a 5 piece bathroom with double sinks, plenty of storage and the convenience of a dedicated laundry room. The lower level is equally impressive, offering a legal 3 bedroom suite with INFLOOR HEAT. This space feels anything but basement-like, with high ceilings, tiled flooring, and infloor heating. The large kitchen and dining area are complemented by a comfortable living room, while all three bedrooms are generously sized with ample closet space. The 5 piece bathroom, complete with dual sinks, provides both convenience and style. Additional features include laundry room, and a storage r...

5pc Bathroom 8.00 Ft x 8.83 Ft

Bedroom 12.67 Ft x 14.67 Ft

Bedroom 12.17 Ft x 13.67 Ft

Bedroom 11.08 Ft x 13.67 Ft

Kitchen 8.67 Ft x 14.42 Ft

Recreational, Games room 18.67 Ft x 20.58 Ft

Primary Bedroom 17.25 Ft x 17.42 Ft

Other 9.25 Ft x 6.08 Ft

5pc Bathroom 10.33 Ft x 8.25 Ft

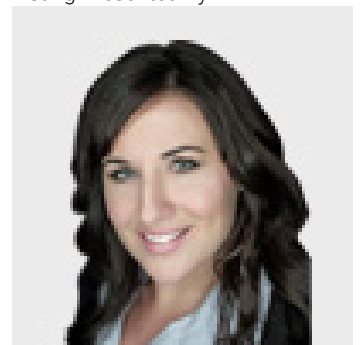
Bedroom 12.75 Ft x 16.33 Ft

Bedroom 14.00 Ft x 13.00 Ft

Dining room 16.17 Ft x 14.83 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by the BCNREB.

Listing Presented By:



Originally Listed by:  
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Storage 9.92 Ft x 7.83 Ft

Furnace 8.17 Ft x 13.50 Ft

4pc Bathroom 9.25 Ft x 10.92 Ft

Kitchen 13.92 Ft x 16.75 Ft

Laundry room 6.92 Ft x 8.00 Ft

Living room 15.67 Ft x 16.17 Ft