



173 Woodland Drive Fort McMurray Alberta

\$449,900

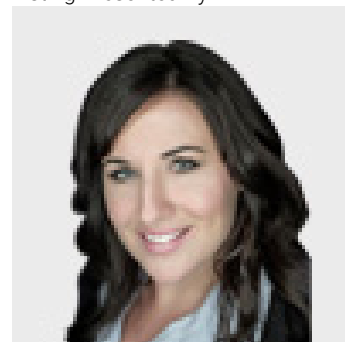
OWNER OF 38 YEARS IS READY TO SAY GOODBYE TO THIS BEAUTIFUL HOME IN AN INCREDIBLE LOCATION IN THICKWOOD! It is no surprise the owner has not left this home after so many years as you can't beat the amazing location of this home with a just under 7000 sq ft PRIVATE YARD, and situated across the GREENBELT AND BIRCHWOOD TRAILS. Once the Curb appeal of this fully developed 2-storey steals your heart step inside and fall in love with the spacious 2466 sq ft layout offering 6 BEDROOMS AND 4 BATHROOMS with the RARE FIND OF 4 BEDROOMS UPSTAIRS. Step inside this large foyer and main level with HARDWOOD FLOORS, large front Great room with massive front windows that take in the views of the Greenbelt and Birchwood trails, while cozied up by your wood-burning fireplace. This level continues with a large formal dining room, a renovated kitchen with custom cabinets tiled countertops, wrap-around island and eat-up bar. The kitchen features a large window that overlooks your private yard. This space also includes a dining nook. The main level is complete with a back mudroom, updated 2 pc powder room, and direct access to your attached garage. The large staircase with custom upgraded rails leads you to your upper level featuring 4 large bedrooms all with hardwood floors and renovated 4 pc bathroom featuring an air jetted tub surrounded with marble tiling and vanity with granite countertops. The Primary bedroom features a 2 pc ensuite. The fully developed basement offers 2 more bedrooms and full bathroom, along with a family room. The Seller has updated everything in this home over the years, other updates include ALL NEW EXTERIOR 12 years ago, which included new doors, windows, siding, shingles, garage door. Inside 2 new furnaces and hot water tanks 8 years ago. The addition of CENTRAL A/C and more. The exterior of this home will be your pride and joy, you have an extra wide driv...

- 3pc Bathroom 7.42 Ft x 5.17 Ft
- Bedroom 13.08 Ft x 9.33 Ft
- Bedroom 12.33 Ft x 7.33 Ft
- 2pc Bathroom 5.08 Ft x 4.67 Ft
- 2pc Bathroom 4.25 Ft x 5.08 Ft

- 4pc Bathroom 7.92 Ft x 5.33 Ft
- Bedroom 10.67 Ft x 13.00 Ft
- Bedroom 9.58 Ft x 10.75 Ft
- Bedroom 12.50 Ft x 11.75 Ft
- Primary Bedroom 12.50 Ft x 13.00 Ft

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

Listing Presented By:



Originally Listed by:
COLDWELL BANKER UNITED

<https://www.lisasellsymm.com/>



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