



## 205 Woodland Drive Fort McMurray Alberta

\$379,900

ORIGINAL OWNER OF 46 YEARS WHO HAD THIS HOME BUILT IN 1977 IS READY TO SAY GOODBYE TO THE HOME AND LOCATION HE LOVED AND RAISED HIS FAMILY IN AND LOVED SO MUCH WOULDNT LEAVE AFTER RETIRING 25 YEARS AGO! PRIDE OF OWNERSHIP SHINES THROUGH THIS NOSTALGIC PROPERTY IN AN AMAZING LOCATION ON QUIET WOODLAND DRIVE THAT FACES THE GREENBELT AND BIRCHWOOD TRAILS. As the listing agent, I feel blessed to have such an opportunity to sell this home where this long-time resident and family have created 46 years of memories. It speaks volumes of what a great property and location that they never wanted to leave the home. Even the fantastic neighbours are long-time owners of their homes. Not only is this the perfect location for those with families who love the outdoors and want direct access to the trail system, but it is also perfectly located in Thickwood in walking distance of schools, parks, shopping and more. Enter into this spacious home offering OVER 1600 SQ FT OF LIVING SPACE that is in MINT CONDITION. You have a bright front living room with large windows that give you panoramic views of the GREENBELT! This 4-level split continues with an eat-in kitchen that offers timeless lino floors and garden doors leading you to your deck and yard. There is a great size kitchen with a good amount of cabinets and countertop space. The upper level has 3 bedrooms and a full bathroom. The Primary bed features a walk-in closet. The 4 pc bathroom is a great size and offers a large oversized vanity. The 3rd level of this home features a large family room, 2 pc powder room and laundry room, AND you have the coolest dry bar with built-in and cedar ceilings. This space is nice and bright with above-ground windows. The 4th level of this home offers a games room that includes a pool table. The Seller has maintained the home with NEW SHINGLES(2018), NEW HOT WATER TANK (2020). Furnace is original...

2pc Bathroom 2.41 M x 2.23 M

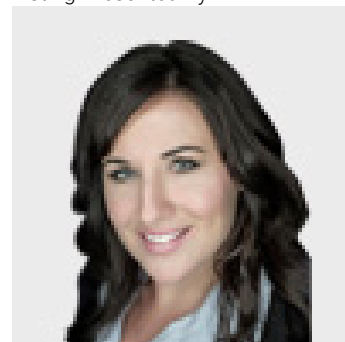
5pc Bathroom 2.23 M x 4.09 M

Bedroom 2.54 M x 3.05 M

Bedroom 2.54 M x 3.02 M

Primary Bedroom 3.56 M x 4.09 M

Listing Presented By:



Originally Listed by:  
COLDWELL BANKER UNITED

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

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