



## 235 Woodward Lane Fort McMurray Alberta

\$887,500

235 Woodward Lane! What should you think of when you see this beautiful executive GREENBELT property sitting on a 13,709 sqft lot that has 4 +1 Bedrooms, 2nd floor laundry + fully developed basement with in-floor heat & oversized garage (22.5x29); it is simply one word HOME! Custom built for this family in 2003 by a premier builder Select Homes; it was designed for their family of 5 to call home! As the original owners since 2003; they have truly poured all their love into this HOME; but its retirement time and a move to catch up with the kids. So, here's your chance to take advantage of a property that is 2,680sqft up + 1,250sqft of developed basement that has been loved and cared for since day 1. As you drive up, you'll love all the mature trees and excellent curb appeal with the large front porch on a nice wide street with no vehicles parked in front of the house; and you know your neighbors + you have parking with side yard access for RV/Trailer Parking and access to the back yard where you have room to build if needed your dream shop/garage. Inside once you enter there's lots of room to get your shoes off in the large foyer that vaults to the second floor with large windows. Main floor is very functional with large dining room that is large enough for all occasions & furniture, then through to the custom kitchen with large island. This kitchen has ceramic tiled backsplash, corner sink looking to the yard and lots of cupboard/counter space and custom accent cupboard storage. Off the kitchen you have a large dining nook where that afternoon south & westerly sun pours in! You also have access to the enclosed 3 season sunroom with beverage fridge; which also leads to the deck. Main floor has large living room with gas fireplace and off that main floor bath & mudroom to the heated garage. 2nd floor boasts 4 bedrooms up + 2nd floor laundry with sink. Primary bedr...

5pc Bathroom 10.17 Ft

5pc Bathroom 12.33 Ft x 9.50 Ft

Bedroom 15.50 Ft x 13.00 Ft

Bedroom 14.00 Ft x 10.50 Ft

Bedroom 12.08 Ft x 12.00 Ft

Laundry room 6.17 Ft x 8.67 Ft

Office 8.42 Ft x 7.83 Ft

Recreational, Games room 32.75 Ft x 21.92 Ft

Storage 11.67 Ft x 7.58 Ft

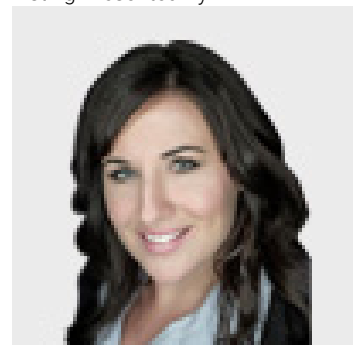
Other 14.50 Ft x 12.25 Ft

2pc Bathroom 6.58 Ft x 5.42 Ft

Other 10.92 Ft x 18.00 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

<http://www.colinhartigan.com/>

**RE/MAX**

**RE/MAX Fort McMurray**

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Primary Bedroom

15.50 Ft x 18.00 Ft

Other

8.50 Ft x 15.58 Ft

4pc Bathroom

11.50 Ft x 4.83 Ft

Bedroom

13.42 Ft x 8.42 Ft

Dining room

12.17 Ft x 13.00 Ft

Foyer

12.58 Ft x 8.25 Ft

Kitchen

14.42 Ft x 13.00 Ft