



## 259 Woodward Lane Fort McMurray Alberta

\$799,900

Welcome to 259 Woodward Lane: Nestled on an expansive 16,475 sq/ft corner lot in one of Fort McMurray's most prestigious neighbourhoods, this former Oil Barons Dream Home exudes pride of ownership. With nearly 4,500 sq/ft of living space, stunning landscaping, and a heated triple-car garage, this home offers expansive living in a beautiful setting. Lovingly cared for by the same owners for nearly 20 years, this property is truly one of a kind. The home's exterior is beautifully finished with stucco siding, a stone wall, and mature landscaping that creates incredible curb appeal. The wide driveway comfortably accommodates three vehicles and leads to the heated triple-car garage, ideal for parking, storage, or use as a workshop or additional living space. Inside, a spacious entry welcomes you into a bright and open living area. The formal dining and sitting area features a built-in hutch that matches the kitchen's finishes, creating a cohesive look. The kitchen offers ample storage with a corner pantry, and the two-tiered island is perfect for casual dining or entertaining. The family room connects seamlessly to the dining area and kitchen, featuring a gas fireplace, vaulted ceilings, and large windows that fill the space with natural light and offer views of the beautifully treed backyard. The main level boasts three generously sized bedrooms. The first two bedrooms feature charming built-in window benches, while the primary suite offers a walk-in closet, a well appointed Jacuzzi ensuite, and a linen closet for extra storage. The lower level is designed for entertainment and relaxation, with a large recreation room that includes a pool table, a second gas fireplace, and a wet bar complete with a bar fridge and wine fridge. Large windows brighten the space, and behind two doors lies a dedicated theatre room, perfect for creating the ultimate movie or game night experienc...

Laundry room 10.83 Ft x 7.08 Ft

4pc Bathroom 4.92 Ft x 14.42 Ft

Bedroom 14.00 Ft x 13.83 Ft

Bedroom 14.92 Ft x 11.17 Ft

Bedroom 11.17 Ft x 12.33 Ft

Den 15.92 Ft x 23.92 Ft

4pc Bathroom 12.00 Ft x 7.42 Ft

Bedroom 13.83 Ft x 10.50 Ft

Bedroom 13.83 Ft x 10.33 Ft

Dining room 10.50 Ft x 19.00 Ft

Family room 14.92 Ft x 16.50 Ft

Foyer 7.50 Ft x 8.92 Ft

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

Listing Presented By:



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The Agency North Central Alberta

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Laundry room 9.67 Ft x 14.75 Ft

Recreational, Games room 26.58 Ft x 20.42 Ft

Furnace 8.92 Ft x 14.50 Ft

4pc Bathroom 5.08 Ft x 9.50 Ft

Kitchen 9.92 Ft x 14.42 Ft

Living room 16.50 Ft x 25.42 Ft

Primary Bedroom 15.92 Ft x 14.08 Ft