



THE
A-TEAM

**RE/MAX
FIRST**

124 WOODPECKER Green, Fort McMurray T9K0L3

MLS®#: **A2098135**

Area: **Eagle Ridge**

Listing Date: **12/18/23**

List Price: **\$650,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2009

Finished Floor Area

Abv Sqft:

2,217

Low Sqft:

Ttl Sqft:

2,217

Lot Information

Lot Sz Ar:

5,533 sqft

Lot Shape:

DOM

150

Layout

Beds:

6 (3 3)

Baths:

3.0 (3 0)

Style:

Modified Bi-Level

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Lane,Cul-De-Sac,Lawn,Landscaped

Double Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **In Floor,Forced Air**
Sewer: **Balcony,Private Yard**
Ext Feat:

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Microwave,Refrigerator,See Remarks,Washer/Dryer,Washer/Dryer Stacked,Window Coverings**
Int Feat: **Closet Organizers,Jetted Tub,Quartz Counters,Separate Entrance,Sump Pump(s),Vinyl Windows,Walk-In Closet(s)**
Utilities:

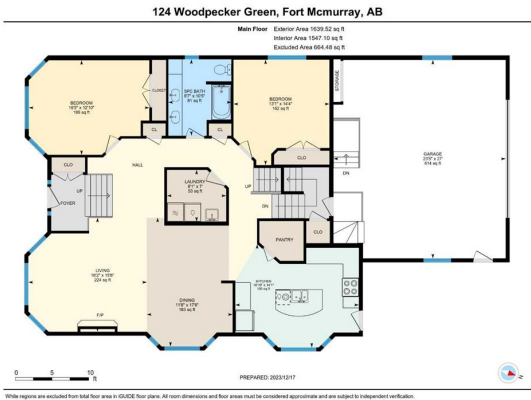
Room Information

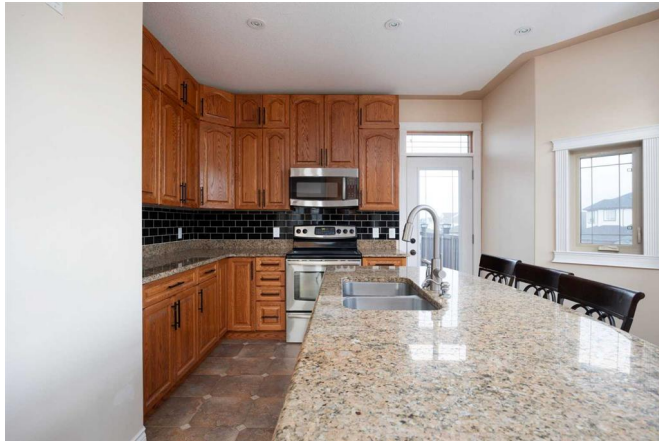
Room	Level	Dimensions
5pc Bathroom	Main	0`0" x 0`0"
Bedroom	Main	12`10" x 16`5"
Kitchen	Main	14`1" x 16`10"
Living Room	Main	15`6" x 16`2"
Bedroom - Primary	Second	17`4" x 17`6"
5pc Bathroom	Basement	0`0" x 0`0"
Bedroom	Basement	12`4" x 13`11"

Room	Level	Dimensions
Bedroom	Main	14`4" x 13`1"
Dining Room	Main	17`6" x 11`8"
Laundry	Main	7`0" x 8`1"
4pc Ensuite bath	Second	0`0" x 0`0"
Walk-In Closet	Second	9`4" x 6`2"
Bedroom	Basement	12`9" x 14`10"
Bedroom	Basement	11`2" x 13`10"

Kitchen With Eating Area Storage	Basement Basement	8`8" x 14`7" 10`0" x 8`0"	Game Room Furnace/Utility Room Legal/Tax/Financial	Basement Basement	18`7" x 20`8" 7`11" x 13`7"
Title: Fee Simple Legal Desc:	Zoning: R1 Remarks				
	0726427				
Pub Rmks:	<p>Welcome to your dream home in the vibrant Eagle Ridge neighbourhood of Fort McMurray, AB - a rare gem in the real estate market that promises comfort, style, and a touch of luxury! A Home That Grows with You: Step inside this stunning modified bi-level home, boasting an impressive 2217 square feet of well-designed living space. With six generously sized bedrooms and three beautifully appointed bathrooms, this home is perfect for a growing family or those who love to host guests. Elegant Living Spaces: The heart of this home is undoubtedly the kitchen, where to-ceiling cabinets, gleaming quartz countertops, and ample storage space invite you to cook and entertain in style. The large living room, complete with a cozy fireplace, provides the ideal setting for relaxing evenings. For more formal occasions, the separate dining room offers an elegant space for memorable dinners. A Master Suite to Envy: The primary bedroom is a true retreat, featuring a huge walk-in closet that's a fashion enthusiast's dream. The ensuite is your personal spa, complete with a corner jetted tub and separate shower, perfect for unwinding after a long day. Family-Friendly Features: The main bathroom is thoughtfully designed with dual sinks in a 5-piece setting, ensuring morning routines are a breeze. The additional bedrooms are spacious and versatile, ready to adapt to your family's needs. Income Potential: A standout feature of this home is the 3-bedroom legal suite. Whether you're looking for an income opportunity or need extra space for extended family, this suite offers both functionality and independence. Location, Location, Location: Situated in a family-friendly community, this home is just a stone's throw away from top-notch schools, lush parks, convenient shopping, and efficient transportation. It's a location that offers both tranquility and the convenience of city living. Extras That Make the Difference: This property also features a large, oversized double garage measuring 23.5 x 27 feet, providing ample space for vehicles and storage. See Every Detail: Don't just take our word for it - explore this magnificent property with our detailed floor plans, 360 tour, and video. See every sink and shower, and imagine your life unfolding in these beautifully crafted spaces. Are you ready to say yes to this address? Contact us today to experience this exceptional home in person. Your dream home awaits!</p>				
Inclusions: Property Listed By:	Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Window Coverings, Central AC; Basement: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer RE/MAX FORT MCMURRAY				

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800







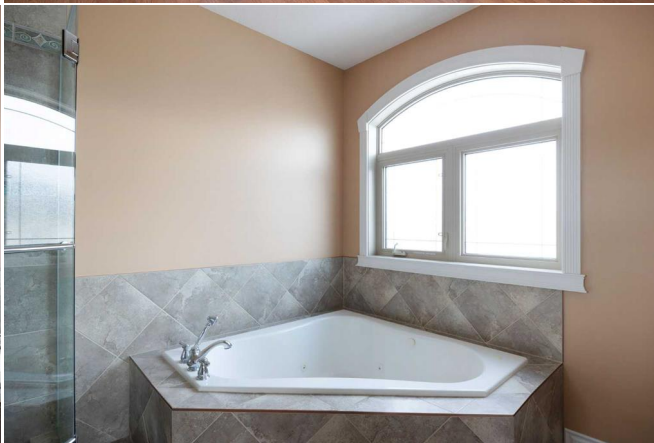
124 Woodpecker Green, Fort McMurray, AB

2nd Floor Exterior Area 577.52 sq ft
Interior Area 517.67 sq ft



PREPARED 2023/12/17

White regions are excluded from total floor area in GUCOE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



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Basement (Below Grade) Exterior Area 1,016.22 sq ft
Interior Area 1,429.18 sq ft
Excluded Area 27.17 sq ft



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