



THE
A-TEAM

**RE/MAX
FIRST**

173 WOODLAND Drive, Fort McMurray T9K 1A3

MLS®#: **A2149043** Area: **Thickwood** Listing Date: **07/14/24** List Price: **\$429,900**
 Status: **Pending** County: **Wood Buffalo** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Fort McMurray**
 Year Built: **1978**
Lot Information
 Lot Sz Ar: **6,600 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,700**
 Low Sqft:
 Ttl Sqft: **1,700**

DOM

64
Layout
 Beds: **6 (4 2)**
 Baths: **3.0 (2 2)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **1**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Fruit Trees/Shrub(s),Front Yard,Lawn,Garden,Greenbelt,Landscaped,Many Trees,Rectangular Lot**
 Park Feat: **Driveway,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Fireplace(s),Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Private Yard**

Construction: **Vinyl Siding**
 Flooring: **Hardwood,Linoleum**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Breakfast Bar,Jetted Tub,Kitchen Island,Pantry**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	5`1" x 4`8"	2pc Ensuite bath	Upper	4`3" x 5`1"
4pc Bathroom	Upper	7`11" x 5`4"	Bedroom	Upper	10`8" x 13`0"
Bedroom	Upper	9`7" x 10`9"	Bedroom	Upper	12`6" x 11`9"
Bedroom - Primary	Upper	12`6" x 13`0"	3pc Bathroom	Basement	7`5" x 5`2"
Bedroom	Basement	13`1" x 9`4"	Bedroom	Basement	12`4" x 7`4"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

7720073

Zoning:
R1

Remarks

Pub Rmks:

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 driveway, ATTACHED DOUBLE GARAGE, LARGE COVERED FRONT VERANDA, REAR LANE ACCESS, FULLY FENCED AND LANDSCAPED YARD WITH MANY MATURE TREES, GARDENS AND MORE. This location offers direct access to the Birchwood trails and the exercise equipment along the trails, you are perfectly located in walking distance to schools, shopping, parks and more. Call today for your personal tour.

Inclusions:
Property Listed By:

**Fridge, stove, dishwasher, washer, dryer, window blinds, freezer, storage roll-out cart in kitchen, garage remote. central a/c, microwave, curtains
COLDWELL BANKER UNITED**

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