



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**211 WOODPECKER Way, Fort McMurray T9K 0L3**

MLS®#: **A2149068**      Area: **Eagle Ridge**      Listing **07/12/24**      List Price: **\$589,000**  
 Status: **Active**      County: **Wood Buffalo**      Change: **-\$23k, 13-Jul**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Fort McMurray**      Finished Floor Area  
 Year Built: **2008**      Abv Sqft: **2,099**  
 Lot Information      Low Sqft:  
 Lot Sz Ar: **5,025 sqft**      Ttl Sqft: **2,099**  
 Lot Shape:

DOM

**66**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **4.0 (4 0)**  
 Style: **Bungalow**

Parking

Ttl Park: **5**  
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Greenbelt,Landscaped,Views**  
 Park Feat: **Aggregate,Double Garage Attached,Garage Door Opener,Garage Faces Front**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Microwave Hood Fan,Refrigerator,Stove(s),Washer**  
 Int Feat: **Bookcases,Breakfast Bar,Built-in Features,Closet Organizers,Jetted Tub,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Separate Entrance,Soaking Tub,Storage,Sump Pump(s),Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>3pc Bathroom</b>	<b>Main</b>	<b>5`0" x 8`11"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`7" x 11`4"</b>
<b>Dining Room</b>	<b>Main</b>	<b>9`3" x 15`10"</b>
<b>Foyer</b>	<b>Main</b>	<b>11`1" x 6`6"</b>
<b>Living Room</b>	<b>Main</b>	<b>17`2" x 22`0"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>11`2" x 19`6"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>4pc Bathroom</b>	<b>Main</b>	<b>9`0" x 5`0"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`0" x 10`9"</b>
<b>Family Room</b>	<b>Main</b>	<b>16`6" x 25`6"</b>
<b>Kitchen</b>	<b>Main</b>	<b>9`4" x 11`7"</b>
<b>3pc Ensuite bath</b>	<b>Upper</b>	<b>6`0" x 12`0"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	<b>5`1" x 8`8"</b>

<b>Bedroom</b>	<b>Basement</b>	<b>9`4" x 11`9"</b>	<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>13`4" x 15`9"</b>
			Legal/Tax/Financial		

Title: **Fee Simple**  
 Zoning: **R1**  
 Legal Desc: **0726427**

Remarks

Pub Rmks: **Custom Built Bungalow with Breathtaking Views and Serene River Valley Backdrop Discover The Allure of This Meticulously Crafted Custom Bungalow, nestled against green space and offering panoramic views of the serene River Valley. Spanning over 2100 sq.ft., This Home Exudes Elegance with high ceilings, expansive windows, and a walk-out basement that opens to stunning vistas. Enter through a Grand foyer leading to a Formal living and dining room, perfect for hosting guests. The open concept kitchen seamlessly integrates with the expansive Great Room, featuring soaring ceilings tons of windows that bathes the space in natural light. The Chef's kitchen is equipped with Stainless Steel appliances, generous counter space, two pantries, and custom tile flooring. Cozy up by the gas fireplace on cool evenings, creating a warm ambiance throughout. The main floor offers two spacious bedrooms and 2 Full bathroom. Additionally, there are Two Primary bedrooms, one on the main floor with an attached bath, and one above the garage, providing a private retreat with a walk-in closet and ensuite bathroom boasting a corner jetted tub.The basement presents versatile space, partially developed with one bedroom and a full bath. With ample room for expansion, envision creating a legal suite or additional bedrooms, bathrooms, and living areas tailored to your family's needs. This custom-built home was designed and decorated by a Local Award-Winning Artist, adding a unique touch of sophistication and creativity throughout.Additional highlights include dual furnaces for optimal comfort, Central A/C a spacious deck for outdoor gatherings, built-in storage solutions, and luxurious Quartz countertops in the bathrooms. Don't miss this exceptional property, seamlessly blending sophistication with practicality, and offering a coveted blend of luxury living and scenic beauty.**

Inclusions: **Fridge, Stove, Microwave, Dishwasher, Washer, Dryer, A/C**  
 Property Listed By: **RE/MAX FORT MCMURRAY**

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









