



THE
A-TEAM

**RE/MAX
FIRST**

132 WESTWOOD Drive, Fort McMurray T9H 5C3

MLS® #: **A2168526** Area: **Thickwood** Listing Date: **09/27/24** List Price: **\$834,900**
 Status: **Active** County: **Wood Buffalo** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Fort McMurray**
 Year Built: **1997**
Lot Information
 Lot Sz Ar: **13,240 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,176**
 Low Sqft:
 Ttl Sqft: **2,176**

DOM

18
Layout
 Beds: **4 (4)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **9**
 Garage Sz: **3**

Access:

Lot Feat:

Park Feat:

Back Yard,Backs on to Park/Green Space,Fruit Trees/Shrub(s),Few Trees,Front Yard,Lawn,Garden,Greenbelt,No Neighbours Behind,Landscaped
220 Volt Wiring,Additional Parking,Aggregate,Front Drive,Garage Door Opener,Garage Faces Front,Heated Garage,Oversized,Parking Pad,RV Access/Parking,RV Gated,Side By Side,Tandem,Triple Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Fireplace(s),Forced Air**
 Sewer:
 Ext Feat: **Garden,Lighting,Private Yard,Rain Gutters**

Construction: **Vinyl Siding**
 Flooring: **Carpet**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Garage Control(s),Microwave,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**
 Int Feat: **Built-in Features,Central Vacuum,Crown Molding,Double Vanity,Jetted Tub,Kitchen Island,Laminate Counters,No Smoking Home,Pantry,Storage,Vinyl Windows**
 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`9" x 4`10"	Breakfast Nook	Main	19`8" x 8`4"
Dining Room	Main	8`11" x 15`4"	Kitchen	Main	14`0" x 8`7"
Laundry	Main	15`6" x 14`0"	Living Room	Main	15`6" x 14`0"
Living Room	Main	13`6" x 13`3"	4pc Bathroom	Second	7`5" x 8`1"
5pc Ensuite bath	Second	10`11" x 11`0"	Bedroom	Second	9`8" x 9`11"
Bedroom	Second	14`8" x 11`9"	Bedroom	Second	10`9" x 12`0"
Bedroom - Primary	Second	13`5" x 13`7"	3pc Bathroom	Basement	7`9" x 6`5"

Other
Game Room

Basement
Basement

5`0" x 6`7"
35`11" x 16`6"

Den
Furnace/Utility Room
Legal/Tax/Financial

Basement
Basement

12`11" x 13`0"
7`3" x 6`2"

Title:
Fee Simple
Legal Desc:

9622664

Zoning:
R1E

Remarks

Pub Rmks:

Welcome to 132 Westwood Drive: Nestled in one of Fort McMurray's most coveted neighbourhoods, this custom-built residence is the epitome of comfort and elegance. Situated on an expansive lot where every home showcases unique design and meticulous pride of ownership, this property stands out with its impressive 35x24 triple car garage, gated RV storage, and four spacious bedrooms on the upper level—making it ideal for a range of lifestyles. As you approach, the generous driveway, which comfortably accommodates up to six vehicles, guides you to the heated triple car garage. Complete with a drive-through bay, floor drain, and extensive overhead storage, this space is a dream for any car enthusiast. The wide RV gate provides secured access to a dedicated concrete pad, perfect for storing recreational vehicles or outdoor toys. With new shingles installed in 2017 and a charming covered front porch, the home exudes curb appeal and timeless style on a massive 13,240 sq/ft lot. Step inside to discover updated luxury vinyl plank flooring that flows seamlessly throughout the main level. To the left, a formal sitting room and elegant dining area create the perfect setting for sophisticated gatherings or hosting family and friends. To the right, you'll find a well-appointed powder room, a spacious laundry room, and convenient access to the garage. The central staircase serves as a focal point, leading to the inviting family room at the rear, where a cozy gas fireplace sets the mood for relaxation. The adjacent eat-in kitchen, with its stunning views of the meticulously landscaped backyard, has the perfect amount of storage and prep space with a corner pantry and island. The covered back deck offers an idyllic space for outdoor dining, while the mature landscaping and expansive yard provide a private oasis for enjoying the warmer months. The second level of this exceptional home features a rare and desirable four-bedroom layout. Each bedroom offers generous proportions and serene views, while the luxurious primary suite serves as a tranquil retreat. The ensuite bathroom is a sanctuary of comfort and style, complete with dual sinks and a large tile-surround soaker tub, perfect for unwinding after a long day. The lower level extends the living space with a versatile den or craft room at the foot of the stairs. Beyond that, a spacious recreation room awaits, featuring a natural gas fireplace and a brand-new wet bar, ideal for creating the ultimate home theatre, game room, or guest suite. A stylish three-piece bathroom completes this level, adding convenience and functionality. Recent upgrades include a new furnace (2023), a new hot water tank (2019), and nearly all windows have been replaced with energy-efficient triple-pane units. The property's prime location is further enhanced by its sprawling lot, complete with in-ground sprinklers to keep the lawn lush and green all summer long. A charming greenhouse is also included, perfect for gardening enthusiasts.

Inclusions:
Property Listed By:

**GARDEN SHED X2
The Agency North Central Alberta**

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