



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**259 WOODWARD Lane, Fort McMurray T9H 5K8**

MLS®#: **A2170242**

Area: **Wood Buffalo**

Listing Date: **10/04/24**

List Price: **\$799,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Fort McMurray**  
Year Built: **2000**  
Lot Information  
Lot Sz Ar: **16,475 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **2,304**  
Low Sqft:  
Ttl Sqft: **2,304**

DOM

**12**  
Layout  
Beds: **6 (3 3)**  
Baths: **3.0 (3 0)**  
Style: **Bi-Level**

Parking

Ttl Park: **6**  
Garage Sz: **3**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Corner Lot,Fruit Trees/Shrub(s),Front Yard,Lawn,Garden,Greenbelt,No Neighbours Behind,Landscaped,Many Trees,Treed,Views**  
Park Feat: **Parking Pad,RV Access/Parking,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Fireplace(s),Forced Air**  
Sewer:  
Ext Feat: **BBQ gas line,Fire Pit,Garden,Lighting,Private Entrance,Private Yard,Rain Gutters**

Construction: **Stucco**  
Flooring: **Carpet,Hardwood**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Garage Control(s),Microwave,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**  
Int Feat: **Bar,Built-in Features,Central Vacuum,High Ceilings,Jetted Tub,Kitchen Island,No Animal Home,Open Floorplan,Pantry,Separate Entrance,Storage,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	5`1" x 9`6"
Bedroom	Main	13`10" x 10`6"
Dining Room	Main	10`6" x 19`0"
Foyer	Main	7`6" x 8`11"
Laundry	Basement	10`10" x 7`1"
Bedroom - Primary	Main	15`11" x 14`1"

Room	Level	Dimensions
4pc Ensuite bath	Main	12`0" x 7`5"
Bedroom	Main	13`10" x 10`4"
Family Room	Main	14`11" x 16`6"
Kitchen	Main	9`11" x 14`5"
Living Room	Main	16`6" x 25`5"
Walk-In Closet	Main	6`9" x 6`11"

4pc Bathroom  
 Bedroom  
 Den  
 Game Room

Basement  
 Basement  
 Basement  
 Basement

4`11" x 14`5"  
 14`11" x 11`2"  
 15`11" x 23`11"  
 26`7" x 20`5"

Legal/Tax/Financial

Bedroom  
 Bedroom  
 Laundry  
 Furnace/Utility Room

Basement  
 Basement  
 Basement  
 Basement

14`0" x 13`10"  
 11`2" x 12`4"  
 9`8" x 14`9"  
 8`11" x 14`6"

Title:  
**Fee Simple**  
 Legal Desc:

**0023121**

Zoning:  
**R1**

Remarks

Pub Rmks:

**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 experience. The lower level also features a fourth bedroom, currently used as a games room, and an illegal suite with its own separate entrance. This suite includes a spacious four-piece bathroom, a kitchenette, separate laundry, and two additional large bedrooms, making it ideal for extended family, guests, or live-in help. The backyard is a true oasis, with a garden path that winds through mature trees to a cozy fire pit area, creating a magical atmosphere year-round. An underground irrigation system makes maintenance a breeze and gives you the opportunity to indulge your green thumb. This one-of-a-kind home offers a peaceful setting and endless possibilities for relaxation and entertainment. Schedule a private tour today to experience the charm and beauty of 259 Woodward Lane for yourself.**

**pool table, wine fridge, bar fridge, basement fridge, basement washer and dryer, garage heater.**

Inclusions:  
 Property Listed By:

**The Agency North Central Alberta**

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













