



THE
A-TEAM

**RE/MAX
FIRST**

132 WOODPECKER Way, Fort McMurray T9K 0L4

MLS®#: **A2178003**

Area: **Eagle Ridge**

Listing Date: **11/08/24**

List Price: **\$484,500**

Status: **Pending**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **2008**
Lot Information
Lot Sz Ar: **4,684 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,985**
Low Sqft:
Ttl Sqft: **1,985**

DOM

12
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Front Yard,Landscaped,Rectangular Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Lighting**

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

Kitchen Appl: **Dishwasher,Dryer,Microwave Hood Fan,Refrigerator,Stove(s),Washer**
Int Feat: **Built-in Features,Closet Organizers,High Ceilings,Kitchen Island,Laminate Counters,Storage,Sump Pump(s),Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`6" x 8`3"	Dining Room	Main	16`6" x 12`5"
Foyer	Main	9`5" x 9`7"	Kitchen	Main	12`7" x 16`0"
Living Room	Main	19`6" x 14`7"	Mud Room	Main	11`3" x 10`0"
4pc Bathroom	Upper	11`9" x 5`0"	4pc Ensuite bath	Upper	10`11" x 5`0"
Bedroom	Upper	11`9" x 11`4"	Bedroom	Upper	14`10" x 10`2"
Bedroom - Primary	Upper	17`2" x 20`1"	3pc Bathroom	Basement	10`1" x 5`5"
Bedroom	Basement	11`9" x 5`5"	Family Room	Basement	17`9" x 13`8"

Game Room

Basement

16`0" x 12`0"

Furnace/Utility Room
Legal/Tax/Financial

Basement

9`1" x 10`9"

Title:
Fee Simple
Legal Desc:

0726427

Zoning:
R1

Remarks

Pub Rmks: **Welcome to this stunning two-story home in the ultra convenient neighbourhood of Eagle Ridge! With four spacious bedrooms, 3.5 bathrooms, a fully developed basement, and a double attached heated garage, this property is loaded with exceptional features—all priced under \$500K. From the welcoming front porch, step into a grand tiled foyer that leads to a semi open concept living area. The foyer opens into an inviting living room, where large windows and elegant hardwood floors create a warm, bright space centered around a stunning gas fireplace - an ideal setting for cozy gatherings and entertaining. Adjacent to the living room, the dining area is finished with sleek tile flooring, offering ample space for a formal dining table and plenty of natural light through a large window. The spacious kitchen is thoughtfully designed with rich maple shaker cabinetry, generous counter space, sleek stainless steel appliances and a large island with a raised breakfast bar. For added convenience, the main floor includes a discreet powder room and a side-by-side washer and dryer. A hallway with additional storage leads directly to the double attached garage, enhancing functionality. Heading upstairs, you'll find a spacious master suite with plush carpet, large windows to draw in natural light, a walk-in closet, and a luxurious ensuite featuring a soaker tub and sleek tile finishes. Two additional bright bedrooms with ample closet space and a shared full bathroom complete the upper level. The fully finished basement extends the home's livable space with a large recreational room, a sizable fourth bedroom, a cozy additional family room, a full bathroom with a standalone shower, and extra storage space. The home also features central vacuum and central air conditioning. Situated in the prime location of Eagle Ridge, this rare find offers close proximity to the movie theatre, restaurants, schools, beautiful walking trails, and more! Don't miss the opportunity to own this incredible property—call to book your viewing today!**

Inclusions: **As Is, Where Is as per Schedule A**
Property Listed By: **EXP REALTY**

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







