



THE
A-TEAM

**RE/MAX
FIRST**

124 WOODPECKER Green, Fort McMurray T9K 0L3

MLS®#: **A2182180**

Area: **Eagle Ridge**

Listing Date: **12/07/24**

List Price: **\$629,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **2009**

Finished Floor Area
Abv Sqft: **2,204**
Low Sqft:
Ttl Sqft: **2,204**

DOM

44
Layout
Beds: **6 (3 3)**
Baths: **3.0 (3 0)**
Style: **Modified Bi-Level**

Lot Information

Lot Sz Ar: **5,533 sqft**
Lot Shape:

Parking

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

Access:

Lot Feat: **Back Yard,Corner Lot,Cul-De-Sac,Front Yard,Lawn,Landscaped,Standard Shaped Lot,Street Lighting**
Park Feat: **Double Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Microwave,Refrigerator,Stove(s),Washer,Washer/Dryer Stacked,Window Coverings**
Int Feat: **Ceiling Fan(s),Closet Organizers,Double Vanity,Granite Counters,Jetted Tub,Kitchen Island,Open Floorplan,Pantry,See Remarks,Separate Entrance,Storage,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Ensuite bath	Main	9`3" x 10`11"
Walk-In Closet	Main	9`3" x 6`1"
Bedroom	Main	12`9" x 16`4"
Dining Room	Main	16`2" x 14`10"
Laundry	Main	6`11" x 8`0"
5pc Bathroom	Basement	8`0" x 8`10"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Main	17`3" x 17`5"
5pc Bathroom	Main	10`4" x 8`3"
Bedroom	Main	14`0" x 13`0"
Kitchen	Main	13`11" x 16`9"
Living Room	Main	15`8" x 16`2"
Bedroom	Basement	12`8" x 14`8"

Bedroom
Kitchen
Storage

Basement
Basement
Basement

12`2" x 13`8"
 8`8" x 14`5"
 9`11" x 7`10"

Legal/Tax/Financial

Bedroom
Game Room
Furnace/Utility Room

Basement
Basement
Basement

11`1" x 13`8"
 18`8" x 20`7"
 8`2" x 13`6"

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

Zoning:
R1

Remarks

Pub Rmks: **Welcome to 124 Woodpecker Green, a stunning and spacious modified bi-level offering over 3,600 square feet of thoughtfully designed living space. This home features a 3 BEDROOM LEGAL BASEMENT SUITE —a perfect mortgage helper or income generator, providing both privacy and comfort for tenants or extended family while offering you a significant financial advantage. Whether you're looking for a rental income opportunity or a multi-generational living solution, this home has you covered! The main level features over 2,200 square feet of finished space, including a beautiful kitchen equipped with granite countertops, stainless steel appliances, and oak cabinetry extending to the ceiling, accented with black hardware and stylish black subway tile. A large walk-in pantry and an eat-up counter provide ample storage and workspace, while the adjacent dining area offers a welcoming space for family meals. The massive living room is a showstopper, complete with a gas fireplace and oversized windows that fill the home with natural light. Hardwood flooring flows throughout this level, including the generously sized bedrooms. The primary suite is a private retreat, boasting a walk-in closet and a luxurious 4 piece ensuite with a corner tub and a spacious walk-in shower. Completing the main floor is a 5 piece bathroom with double sinks, plenty of storage and the convenience of a dedicated laundry room. The lower level is equally impressive, offering a legal 3 bedroom suite with INFLOOR HEAT. This space feels anything but basement-like, with high ceilings, tiled flooring, and infloor heating. The large kitchen and dining area are complemented by a comfortable living room, while all three bedrooms are generously sized with ample closet space. The 5 piece bathroom, complete with dual sinks, provides both convenience and style. Additional features include laundry room, and a storage room, ensuring the suite is fully equipped for income potential or extended family use. Completing this remarkable property is an attached DOUBLE HEATED GARAGE, OVERSIZED DRIVEWAY, AC and a well-thought-out layout that offers comfort, space, and practicality. All located in the heart of Eagle Ridge community that seamlessly blends urban convenience with natural beauty. Residents can explore groomed pathways, enjoy the picturesque ponds with water spray features, and take pride in beautifully manicured yards and seasonal decorations. With easy access to shopping, dining, entertainment, and a vibrant community centre offering activities for all ages. Don't miss the opportunity to call 124 Woodpecker Green home - call now for a personal tour!**

Inclusions: **Main: Fridge, Stove, OTR Microwave, Dishwasher,Washer, Dryer, Window Coverings, Central Air Conditioner. Basement: Fridge, Stove, Dishwasher, OTR Microwave, Washer, Dryer, Garage door opener (ADDITIONAL FURNISHINGS NEGOTIABLE)**

Property Listed By: **COLDWELL BANKER UNITED**

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











