



THE
A-TEAM

**RE/MAX
FIRST**

112 WOODPECKER Green, Fort McMurray T9K 0L3

MLS®#: **A2214253**

Area: **Eagle Ridge**

Listing Date: **04/26/25**

List Price: **\$900,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2012

Lot Information

Finished Floor Area

Lot Sz Ar:

15,670 sqft

Lot Shape:

Abv Sqft:

2,749

Low Sqft:

Ttl Sqft:

2,749

DOM

32

Layout

Beds:

6 (4 2)

Baths:

5.0 (5 0)

Style:

Modified Bi-Level

Parking

Ttl Park:

8

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Lane,Back Yard,Front Yard,Landscaped,Lawn,Pie Shaped Lot

Alley Access,Concrete Driveway,Double Garage Attached,Driveway,Garage Door Opener,Garage Faces Rear,Heated Garage,Insulated,Oversized,Parking Pad,Rear Drive,RV Access/Parking,Side By Side,Stall,Tandem

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Fireplace(s),Forced Air**

Sewer:

Ext Feat: **Private Yard**

Construction:

Stone,Veneer,Vinyl Siding

Flooring:

Carpet,Hardwood,Tile,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Central Air Conditioner,Dishwasher,Garage Control(s),Microwave,Refrigerator,Stove(s),Washer/Dryer

Int Feat:

Built-in Features,Closet Organizers,Double Vanity,Jetted Tub,Open Floorplan,Pantry,Quartz Counters,Separate Entrance,Storage,Vaulted Ceiling(s),Walk-In Closet(s)

Utilities:

Room Information

Room	Level	Dimensions
3pc Bathroom	Main	8`2" x 6`5"
Bedroom	Main	11`7" x 14`0"
Dining Room	Main	12`1" x 14`1"
Kitchen	Main	19`10" x 13`8"
Living Room	Main	25`10" x 18`6"
Bedroom	Second	8`11" x 9`7"
Walk-In Closet	Second	6`2" x 9`6"

Room	Level	Dimensions
3pc Ensuite bath	Main	8`2" x 8`7"
Bedroom	Main	12`2" x 13`9"
Family Room	Main	14`0" x 11`9"
Laundry	Main	5`11" x 7`7"
4pc Ensuite bath	Second	11`1" x 9`6"
Bedroom - Primary	Second	18`11" x 14`1"
4pc Bathroom	Basement	7`7" x 4`11"

4pc Ensuite bath	Basement	4`11" x 10`4"	Bedroom	Basement	13`7" x 9`10"
Bedroom	Basement	9`10" x 8`10"	Family Room	Basement	7`9" x 11`3"
Kitchen	Basement	13`1" x 13`5"	Laundry	Basement	7`8" x 4`9"
Game Room	Basement	17`1" x 26`3"	Storage	Basement	6`10" x 8`11"
Furnace/Utility Room	Basement	9`11" x 8`10"			

Legal/Tax/Financial

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

Remarks

Pub Rmks: **Open House: Sunday, June 1st | 2:00pm - 3:30pm - Welcome to 112 Woodpecker Green, a one-of-a-kind luxury home nestled in a quiet cul-de-sac in Eagle Ridge. Sitting on an extraordinary 15,800 sq/ft pie-shaped lot—one of the largest in the neighbourhood—this custom-built property, still with its original owner, is in immaculate, like-new condition, offering exceptional quality, elegant design, and versatile living spaces both inside and out. The home’s stone veneer exterior and wide concrete pathway offer charming curb appeal, while inside, a grand tiled entryway with a built-in closet system sets a sophisticated tone. Impeccable hardwood floors extend throughout the main living spaces, and soaring vaulted ceilings paired with stacked windows flood the home with natural light. A formal sitting room and dining room at the front of the home create the perfect space for entertaining or a home business, enhanced by glass railings, quartz counters, up-down blinds, and custom flat-panel cabinetry with a built-in wine fridge. The heart of the home is the stunning kitchen, where seamless quartz counters sit atop an oversized island. Cream matte cabinetry, a built-in 5-burner gas cooktop, slide-out drawers, a built-in oven and microwave, and under-cabinet lighting create a chef’s dream kitchen, while a walk-in pantry offers additional storage. The adjacent living room features a gas fireplace framed by custom built-ins. Also on the main floor, two large bedrooms each come complete with walk-in closets with built-ins and private three-piece bathrooms featuring shower body spray kits. Upstairs, a small landing provides space for a treadmill or sitting area, leading to a home office tucked beside the luxurious primary retreat. The primary bedroom boasts a private covered sun deck, a spa-like ensuite with a steam shower, jetted tub, dual sinks, and a walk-in closet with custom built-ins. The fully developed basement expands the home’s versatility, beginning with a two-bedroom legal suite with its own full kitchen, pantry, laundry, and luxury vinyl plank flooring. A second bachelor-style suite provides flexibility for guests, a nanny, or use as a large recreational area. The home is equipped with two furnaces, three laundry areas, central A/C for the upper floors, and a roughed-in second A/C unit. Outside, the massive sun-filled yard is fully fenced, professionally landscaped with in-ground sprinklers, and large enough to accommodate a second garage or workshop. The rear-attached heated garage measures 25x28 and features two wall-mounted door openers, while the oversized driveway accommodates up to eight vehicles or recreational storage. Homes of this calibre are rarely offered for sale. Impeccably maintained, thoughtfully designed, and loaded with premium upgrades, this is a lifestyle opportunity you won’t want to miss. Schedule your private tour today.**

Inclusions: **Wine Fridge, Garage heater, Basement: two tables, two couches, tv, tv stand. Fridge x2, stove, dishwasher, microwave x2 washer & dryer x2.**

Property Listed By: **The Agency North Central Alberta**

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











