



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**209 WOODLAND Drive, Fort McMurray T9K 1A4**

MLS® #: **A2215640**

Area: **Thickwood**

Listing Date: **04/30/25**

List Price: **\$446,900**

Status: **Pending**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Fort McMurray**  
Year Built: **1978**  
Lot Information  
Lot Sz Ar: **6,050 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,279**  
Low Sqft:  
Ttl Sqft: **1,279**

DOM

**9**  
Layout  
Beds: **4 (3 1 )**  
Baths: **3.0 (3 0)**  
Style: **Bungalow**

Parking

Ttl Park: **4**  
Garage Sz: **1**

Access:

Lot Feat: **Backs on to Park/Green Space,Few Trees,Landscaped,No Neighbours Behind,See Remarks**  
Park Feat: **Driveway,Garage Door Opener,Oversized,See Remarks,Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Private Yard**

Construction: **Brick,Stucco**  
Flooring: **Carpet,Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **See Remarks**  
Int Feat: **Open Floorplan,See Remarks,Separate Entrance**  
Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	11`10" x 8`11"
Bedroom	Main	9`11" x 11`9"
3pc Bathroom	Basement	8`4" x 5`4"
Living Room	Main	13`0" x 17`0"
Bedroom	Main	9`11" x 13`3"
Bedroom	Basement	9`11" x 13`0"

Room	Level	Dimensions
Bedroom - Primary	Main	9`11" x 12`6"
Laundry	Basement	14`7" x 10`2"
3pc Ensuite bath	Main	9`8" x 4`5"
Kitchen	Main	11`10" x 9`2"
Game Room	Basement	37`6" x 14`0"
4pc Bathroom	Main	7`2" x 7`6"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R1**

**7720073**

Remarks

Pub Rmks:

**Welcome to 209 Woodward Drive! Located directly across from the scenic Birchwood Trails, this beautifully renovated bungalow offers a perfect blend of modern updates, privacy, and functionality. Featuring 3 bedrooms on the main floor and 1 in the fully finished basement, this home is move-in ready with extensive upgrades inside and out. Step inside to find an open-concept main floor, completely remodelled with new countertops, cabinetry, updated flooring, fresh paint, and a cozy wood-burning fireplace in the living room. Large front windows flood the space with natural light while offering peaceful views of the trails — a true connection to nature right from your living room. The spacious primary bedroom boasts a fully renovated 3-piece ensuite with a sleek stand-up shower and modern vanity. Two additional bedrooms and a second updated full bathroom complete the main floor, perfect for growing families or guests. The fully finished basement with a separate side entrance offers incredible flexibility. It features a wet bar (with space to add a kitchenette if desired), a large bedroom, another renovated full bathroom, and a spacious living area highlighted by a charming brick-surround gas fireplace — ideal for hosting family, friends, or creating a rental opportunity. Outside, you'll love the large private backyard, with no neighbors behind or on one side, framed by mature trees that create a tranquil, park-like setting. An oversized single detached garage and a long driveway provide plenty of parking space for vehicles or toys. Enjoy peace of mind with EXTENSIVE RENOVATIONS completed in recent years, including: SHINGLES (approx. 6 years old), FURNACE and HOT WATER TANK (2013), NEW FLOORING, KITCHEN, BATHROOM RENOVATIONS, and LIGHT FIXTURES (2020/2021), NEW FENCE (2023), DRYER (2024), DETACHED GARAGE built in 2013. Situated close to schools, shopping, restaurants, and endless outdoor trails, this home offers the lifestyle you've been waiting for. Don't miss your chance to call this beautifully updated bungalow your own — book your private showing today!**

Inclusions:  
Property Listed By:

**Refrigerator, Stove, Dishwasher, Hoodfan, Kitchen wall shelving, Washer/Dryer, Window Coverings, Garage Door Opener with 2 remotes, Central A/C  
COLDWELL BANKER UNITED**

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





















