

# \$499,888 - 158 Woodland Drive, Fort McMurray

MLS® #A2220147

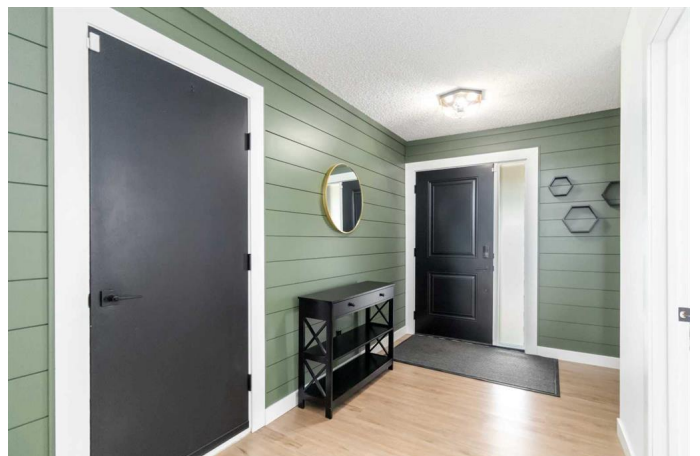
**\$499,888**

3 Bedroom, 4.00 Bathroom, 1,489 sqft

Residential on 0.13 Acres

Thickwood, Fort McMurray, Alberta

DRESSED TO IMPRESS! THE WELL APPOINTED 158 WOODLAND DRIVE, FEATURING MODERN UPDATES, RV PARKING, OVERSIZED 22X26 HEATED ATTACHED GARAGE, PRIVATE YARD WITH TREES, LARGE DECK, SIDE GATED ACCESS AND MORE! To begin with, the prime location of this super home, next to Birchwood trails, greenbelt, shopping, schools and more. This desirable location is just the beginning of what this move-in-ready home offers. Inside this spacious home you find a layout that will meet all your family's needs with a large front entry way with direct access to your attached garage alongside of a mud room with walk in closet, and a stunning ship lap wall in addition there is a separate laundry room with built in cabinets plus a 2 pc power room. Step up to your main level that gives you all the modern farmhouse vibes with updated luxury vinyl plank flooring, white paint, a stunning gas fireplace that has been refaced and makes this great room the center of attention, alongside the large windows with beautiful views of your yard. This living space continues with a bright dining area with garden doors leading to your large back yard deck. The refurbished and renovated kitchen features bright white cabinets, black hardware, backsplash, and stainless-steel appliances. this space offers great storage and functionality. Take the staircase to the upper level with 3 generously sized bedrooms. The Primary bedroom features a walk-in closet,



and 3 pc ensuite that has been updated in recent years. The fully finished lower level is a great additional living space that is bright and airy with neutral paint colors and large above-ground windows. And your second gas fireplace. This space is massive and could easily be divided to accommodate an area for a 4th bedroom. This lower level is also complete with a full bathroom that was just fully renovated. To complete this level, you have loads of storage. When you fall in love and feel at home on the inside, step out into your fully fenced and landscaped yard that is just under 6000 sq ft in size, that backs up an alley (easement/right of way), so you are not directly backing another home. This is the backyard you will love to entertain friends and family in, with your uniquely designed back deck with maintenance-free rails. Other mentionable upgrades included in this one-of-a-kind home include new shingles (2021), Hot water tank (2021), central a/c. This is an excellent opportunity to own and stop renting at an affordable price under \$500k on a turnkey home that you don't need to bring extra money for renovations, this home is move in ready. Call today for your personal tour.

Built in 1981

### **Essential Information**

MLS® #	A2220147
Price	\$499,888
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,489
Acres	0.13
Year Built	1981

Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### Community Information

Address	158 Woodland Drive
Subdivision	Thickwood
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K1R3

### Amenities

Parking Spaces	5
Parking	Double Garage Attached, Heated Garage, Off Street, Parking Pad, Garage Door Opener
# of Garages	2

### Interior

Interior Features	Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Refrigerator, Stove(s), Washer, Washer/Dryer, Window Coverings
Heating	Forced Air, Other
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Great Room
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Garden, Other, Playground, Private Yard
Lot Description	Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Many Trees, Few Trees, Garden
Roof	Asphalt Shingle
Construction	Brick, Concrete, Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	May 13th, 2025
Days on Market	6
Zoning	R1

### **Listing Details**

Listing Office	COLDWELL BANKER UNITED
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.