

209 Woodland Drive
Fort McMurray, Alberta

MLS # A2215640



\$446,900

Division:	Thickwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,279 sq.ft.	Age:	1978 (47 yrs old)
Beds:	4	Baths:	3
Garage:	Driveway, Garage Door Opener, Oversized, See Remarks, Single Garage De		
Lot Size:	0.14 Acre		
Lot Feat:	Backs on to Park/Green Space, Few Trees, Landscaped, No Neighbours Beh		
Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

Features: Open Floorplan, See Remarks, Separate Entrance

Inclusions: Refrigerator, Stove, Dishwasher, Hoodfan, Kitchen wall shelving, Washer/Dryer, Window Coverings, Garage Door Opener with 2 remotes, Central A/C

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!