# \$484,500 - 132 Woodpecker Way, Fort McMurray

MLS® #A2178003

### \$484,500

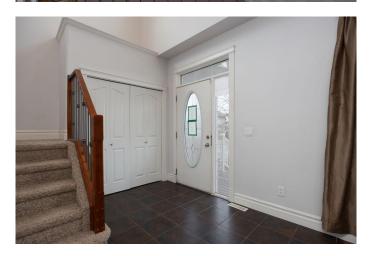
4 Bedroom, 4.00 Bathroom, 1,985 sqft Residential on 0.11 Acres

Eagle Ridge, Fort McMurray, Alberta

Welcome to this stunning two-story home in the ultra convenient neighbourhood of Eagle Ridge! With four spacious bedrooms, 3.5 bathrooms, a fully developed basement, and a double attached heated garage, this property is loaded with exceptional featuresâ€"all priced under \$500K. From the welcoming front porch, step into a grand tiled foyer that leads to a semi open concept living area. The fover opens into an inviting living room, where large windows and elegant hardwood floors create a warm, bright space centered around a stunning gas fireplace - an ideal setting for cozy gatherings and entertaining. Adjacent to the living room, the dining area is finished with sleek tile flooring, offering ample space for a formal dining table and plenty of natural light through a large window. The spacious kitchen is thoughtfully designed with rich maple shaker cabinetry, generous counter space, sleek stainless steel appliances and a large island with a raised breakfast bar. For added convenience, the main floor includes a discreet powder room and a side-by-side washer and dryer. A hallway with additional storage leads directly to the double attached garage, enhancing functionality. Heading upstairs, you'II find a spacious master suite with plush carpet, large windows to draw in natural light, a walk-in closet, and a luxurious ensuite featuring a soaker tub and sleek tile finishes. Two additional bright bedrooms with ample closet space and a shared full bathroom complete the upper level. The fully finished







basement extends the home's livable space with a large recreational room, a sizable fourth bedroom, a cozy additional family room, a full bathroom with a standalone shower, and extra storage space. The home also features central vacuum and central air conditioning. Situated in the prime location of Eagle Ridge, this rare find offers close proximity to the movie theatre, restaurants, schools, beautiful walking trails, and more! Don't miss the opportunity to own this incredible propertyâ€"call to book your viewing today!

#### Built in 2008

#### **Essential Information**

MLS® # A2178003
Price \$484,500
Sold Price \$484,500

Bedrooms 4

Bathrooms 4.00

Full Baths 3
Half Baths 1

Square Footage 1,985 Acres 0.11

Year Built 2008

Type Residential Sub-Type Detached

Style 2 Storey

Status Sold

## **Community Information**

Address 132 Woodpecker Way

Subdivision Eagle Ridge
City Fort McMurray
County Wood Buffalo

Province Alberta
Postal Code T9K 0L4

#### **Amenities**

Parking Spaces 4

Parking Double Garage Attached

Interior

Interior Features Walk-In Closet(s), Built-in Features, Closet Organizers, High Ceilings,

Vinyl Windows, Kitchen Island, Laminate Counters, Storage, Sump

Pump(s)

Appliances Dishwasher, Dryer, Refrigerator, Washer, Microwave Hood Fan,

Stove(s)

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Living Room, Mantle, Tile

Has Basement Yes

Basement Full, Finished

**Exterior** 

Exterior Features Lighting

Lot Description Back Lane, Front Yard, Landscaped, Rectangular Lot

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed November 8th, 2024

Date Sold November 29th, 2024

Days on Market 18 Zoning R1

HOA Fees 0.00

**Listing Details** 

Listing Office EXP REALTY

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