

# \$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 features—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 foyer 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'll 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 property”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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