



**GRASSROOTS**

REALTY GROUP

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**124 Woodpecker Way  
Fort McMurray, Alberta**

**MLS # A2321109**



**\$580,000**

<b>Division:</b>	Eagle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,859 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	7	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Detached, Parking Pad		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Standard Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Kitchen Island, Pantry, Separate Entrance, Sump Pump(s), Vinyl Windows		

**Inclusions:** 2 mail keys, 2 garage door openers, Basement fridge and washer/dryer. All basement furnishings can be included besides for the couch and a few decor pieces.

Welcome to 124 Woodpecker Way: a beautifully updated family home offering over 2,500 sqft of developed living space, an oversized detached garage, additional parking beside the garage, and an impressive 7-bedroom, 4-bathroom layout designed for growing families, multi-generational living, or those simply needing more space. Nestled in a quiet neighbourhood close to schools, parks, walking trails, and the pond, this move-in-ready home has been thoughtfully updated throughout. Step inside to a spacious foyer and immediately appreciate the fresh paint in Sherwin-Williams Creamy, new luxury vinyl plank flooring, updated lighting, and the warm, inviting feel that carries throughout the home. The main floor offers a bright open-concept layout with a cozy gas fireplace anchoring the living room. The dining area flows seamlessly into the kitchen, where refinished cabinetry, newer stainless steel appliances, a corner pantry, and ample prep space make everyday living and entertaining effortless. Also on this level is a versatile room that can serve as a bedroom, home office, playroom, or guest space, along with a beautifully updated full 3-pc bathroom featuring a new vanity, lighting, hardware, and rich, moody finishes. Upstairs, the attention to detail continues with custom wainscoting, fresh paint, and updated flooring throughout the hallway. A cozy sitting nook creates the perfect spot to unwind with a book or morning coffee. The spacious primary retreat features a custom walk-in closet and a well-appointed 4pc ensuite complete with a soaker tub. Two additional bedrooms, a Jack-and-Jill bathroom, and the convenience of second-floor laundry with ample storage complete the upper level. The fully developed basement offers incredible flexibility with a separate entrance, three additional bedrooms, a full 4pc bathroom, its own laundry area, wet bar, rec room, and plenty of

storage. Whether you're accommodating extended family, teenagers, guests, or wanting to rent, this lower level provides endless possibilities. Outside, you'll love spending summer evenings on the extended rear deck complete with a natural gas BBQ hookup. The impressive 23' x 25' detached garage features a new man door, built in shelving and an additional parking pad beside it. If you've been searching for a spacious, updated home with room for the entire family and major updates already completed, this is one you won't want to miss. Schedule your viewing today!