

# \$446,900 - 209 Woodland Drive, Fort McMurray

MLS® #A2215640

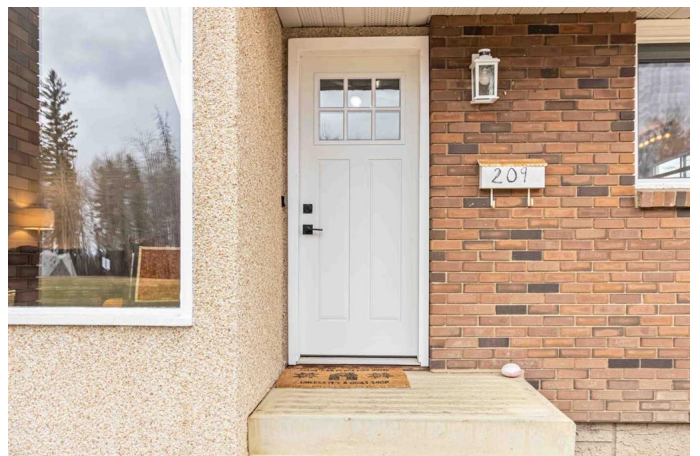
**\$446,900**

4 Bedroom, 3.00 Bathroom, 1,279 sqft

Residential on 0.14 Acres

Thickwood, Fort McMurray, Alberta

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 â€” book your private showing today!

Built in 1978

**Essential Information**

MLS® #	A2215640
Price	\$446,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,279
Acres	0.14
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	209 Woodland Drive
Subdivision	Thickwood
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 1A4

**Amenities**

Parking Spaces	4
Parking	Driveway, Garage Door Opener, Oversized, See Remarks, Single Garage Detached
# of Garages	1

## Interior

Interior Features	Open Floorplan, See Remarks, Separate Entrance
Appliances	See Remarks
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Wood Burning, Recreation Room
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Backs on to Park/Green Space, Few Trees, Landscaped, No Neighbours Behind, See Remarks
Roof	Asphalt Shingle
Construction	Brick, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	April 30th, 2025
Days on Market	11
Zoning	R1

## Listing Details

Listing Office	COLDWELL BANKER UNITED
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