

209 Woodland Drive
Fort McMurray, Alberta

MLS # A2296839



\$499,900

Division:	Thickwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,298 sq.ft.	Age:	1978 (48 yrs old)
Beds:	5	Baths:	3
Garage:	Parking Pad, RV Access/Parking, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, See Remarks		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Open Floorplan, See Remarks, Separate Entrance		

Inclusions: NA

Welcome to 209 Woodland Drive — Your Trail-Side Dream Bungalow in Thickwood! Hey friends! If you're looking for a character home blending modern updates with rustic charm, plus serious privacy and nature right at your doorstep, this is it. Sitting directly across from scenic Birchwood Trails, this move-in-ready bungalow offers no rear neighbors, mature trees, and that peaceful park-like feel. Inside, the bright open-concept main level shines with a fresh 2026 kitchen remodel featuring stylish two-tone cabinets (crisp white and warm walnut), new countertops, and sleek design, plus new flooring (2024), fresh paint (2025/2026), and a cozy wood-burning fireplace with gorgeous trail views. The main level features a spacious primary bedroom with renovated 3-piece ensuite (2021), two more generous bedrooms, and an updated full bathroom. The fully finished basement with separate side entrance is a standout: **two bedrooms**, renovated full bathroom, spacious living area with gas fireplace, a bonus room and a full secondary kitchen (new flooring, ceiling, and laundry tub — 2025/2026). Perfect for in-laws, guests, or extra income. Outside, enjoy the large private backyard framed by trees. The oversized single garage (22x14) includes 60 amp electrical added to the heated garage, along with recent upgrades and a new fence (2023). **Additional Upgrades:** • Shingles (2020) • Full electrical (2025) This character bungalow beautifully blends modern updates with rustic elements—modern, updated, and full of charm. This trail-side gem won't last long! Book your showing today and come see why 209 Woodland Drive feels like home.