



GRASSROOTS
REALTY GROUP

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120 Westwood Drive
Fort McMurray, Alberta

MLS # A2262861



\$699,900

Division:	Thickwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,607 sq.ft.	Age:	1999 (26 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.30 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Many Trees, Secluded, See Rem		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R1E
Foundation:	ICF Block	Utilities:	-
Features:	Vaulted Ceiling(s)		

Inclusions: As is where is at the time of possession

Charming Bungalow on Highly Sought-After Westwood Drive! Welcome to 120 Westwood Drive, a spacious and well-laid-out 3-bedroom, 3-bathroom bungalow located on one of the most desirable streets in town. With 1,607 sq ft of thoughtfully designed living space, this home is full of potential and ready for your personal touch. With a little TLC, this could be an incredible property—ideal for those looking to customize a home in a prime location. Step into the inviting living room with vaulted ceilings, hardwood floors, and a cozy gas fireplace, all illuminated by an abundance of natural light from large windows. The open-concept kitchen is generously sized, with a sink that overlooks the expansive and beautifully landscaped backyard—perfect for everyday living and entertaining alike. The main floor offers two spacious bedrooms and two full bathrooms, including a primary suite with ensuite bath. Downstairs, the fully finished basement features a third bedroom, third full bathroom, and an impressive 33'10" x 35'8" recreation room—ideal for a home theater, games room, gym, or additional living space. There's also plenty of space to easily add a fourth bedroom if desired. Additional highlights include: Oversized 29'2" x 29'8" heated garage — great for vehicles, storage, or workshop use Large shed for additional outdoor storage. Additional specs include: Expansive driveway with room for trailer parking and several vehicles Located on a quiet, mature street in a highly sought-after neighborhood This home offers an incredible opportunity for the right buyer to add value and make it truly shine. Don't miss your chance to own on Westwood Drive—book your private showing today!