



**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.