\$900,000 - 112 Woodpecker Green, Fort McMurray

MLS® #A2214253

\$900,000

6 Bedroom, 5.00 Bathroom, 2,750 sqft Residential on 0.36 Acres

Eagle Ridge, Fort McMurray, Alberta

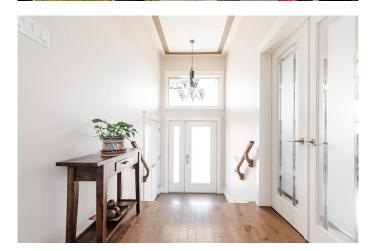
Open House: Sunday, June 1st | 2:00pm - 3:30pm - Welcome to 112 Woodpecker Green, a one-of-a-kind luxury home nestled in a quiet cul-de-sac in Eagle Ridge. Sitting on an extraordinary 15,800 sq/ft pie-shaped lotâ€"one of the largest in the neighbourhoodâ€"this custom-built property, still with its original owner, is in immaculate, like-new condition, offering exceptional quality, elegant design, and versatile living spaces both inside and out.

The home's stone veneer exterior and wide concrete pathway offer charming curb appeal, while inside, a grand tiled entryway with a built-in closet system sets a sophisticated tone. Impeccable hardwood floors extend throughout the main living spaces, and soaring vaulted ceilings paired with stacked windows flood the home with natural light. A formal sitting room and dining room at the front of the home create the perfect space for entertaining or a home business, enhanced by glass railings, quartz counters, up-down blinds, and custom flat-panel cabinetry with a built-in wine fridge.

The heart of the home is the stunning kitchen, where seamless quartz counters sit atop an oversized island. Cream matte cabinetry, a built-in 5-burner gas cooktop, slide-out drawers, a built-in oven and microwave, and under-cabinet lighting create a chef's dream kitchen, while a walk-in pantry offers additional







storage. The adjacent living room features a gas fireplace framed by custom built-ins.

Also on the main floor, two large bedrooms each come complete with walk-in closets with built-ins and private three-piece bathrooms featuring shower body spray kits. Upstairs, a small landing provides space for a treadmill or sitting area, leading to a home office tucked beside the luxurious primary retreat. The primary bedroom boasts a private covered sun deck, a spa-like ensuite with a steam shower, jetted tub, dual sinks, and a walk-in closet with custom built-ins.

The fully developed basement expands the home's versatility, beginning with a two-bedroom legal suite with its own full kitchen, pantry, laundry, and luxury vinyl plank flooring. A second bachelor-style suite provides flexibility for guests, a nanny, or use as a large recreational area. The home is equipped with two furnaces, three laundry areas, central A/C for the upper floors, and a roughed-in second A/C unit.

Outside, the massive sun-filled yard is fully fenced, professionally landscaped with in-ground sprinklers, and large enough to accommodate a second garage or workshop. The rear-attached heated garage measures 25x28 and features two wall-mounted door openers, while the oversized driveway accommodates up to eight vehicles or recreational storage.

Homes of this calibre are rarely offered for sale. Impeccably maintained, thoughtfully designed, and loaded with premium upgrades, this is a lifestyle opportunity you won't want to miss. Schedule your private tour today.

Essential Information

MLS® # A2214253 Price \$900.000

Bedrooms 6
Bathrooms 5.00
Full Baths 5

Square Footage 2,750
Acres 0.36
Year Built 2012

Type Residential Sub-Type Detached

Style Modified Bi-Level

Status Active

Community Information

Address 112 Woodpecker Green

Subdivision Eagle Ridge
City Fort McMurray
County Wood Buffalo

Province Alberta
Postal Code T9K 0L3

Amenities

Parking Spaces 8

Parking Concrete Driveway, Double Garage Attached, Driveway, Garage Door

Opener, Heated Garage, Insulated, Oversized, Parking Pad, RV Access/Parking, Alley Access, Garage Faces Rear, Rear Drive, Side By

Side, Stall, Tandem

of Garages 2

Interior

Interior Features Built-in Features, Closet Organizers, Double Vanity, Jetted Tub, Open

Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage,

Vaulted Ceiling(s), Walk-In Closet(s)

Appliances Central Air Conditioner, Dishwasher, Garage Control(s), Microwave,

Refrigerator, Stove(s), Washer/Dryer

Heating Fireplace(s), Forced Air

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Gas
Has Basement Yes

Basement Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features Private Yard

Lot Description Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Pie Shaped Lot

Roof Asphalt Shingle

Construction Stone, Vinyl Siding, Veneer

Foundation Poured Concrete

Additional Information

Date Listed April 26th, 2025

Days on Market 35 Zoning R1

Listing Details

Listing Office The Agency North Central Alberta

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