

\$861,000 - 112 Woodpecker Green, Fort McMurray

MLS® #A2247176

\$861,000

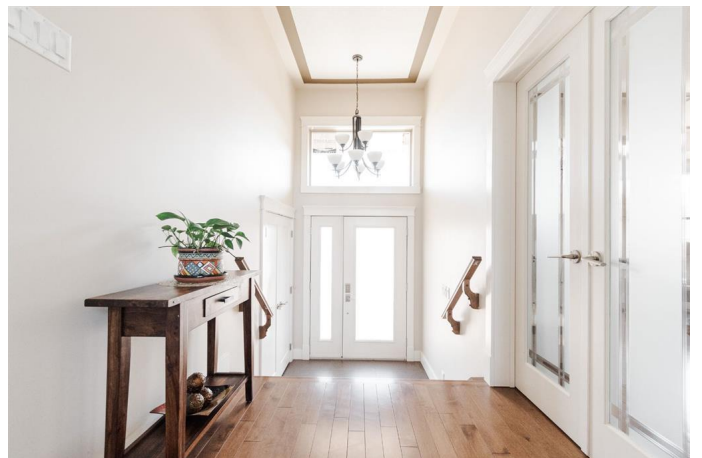
6 Bedroom, 5.00 Bathroom, 2,750 sqft
Residential on 0.36 Acres

Eagle Ridge, Fort McMurray, Alberta

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 lot—one of the largest in the neighbourhood with new trees along the back fence (2025) and space for a future shop—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.

Built in 2012

Essential Information

MLS® #	A2247176
Price	\$861,000
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	Alley Access, Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Rear, Heated Garage, Insulated, Oversized, Parking Pad, Stall, Tandem, Concrete Driveway, Rear Drive, RV Access/Parking, Side By Side
# 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	August 18th, 2025
Days on Market	5
Zoning	R1

Listing Details

Listing Office	The Agency North Central Alberta
----------------	----------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.