

# **\$699,900 - 120 Westwood Drive, Fort McMurray**

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MLS® #A2262861

**\$699,900**

3 Bedroom, 3.00 Bathroom, 1,607 sqft

Residential on 0.30 Acres

Thickwood, Fort McMurray, Alberta

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.

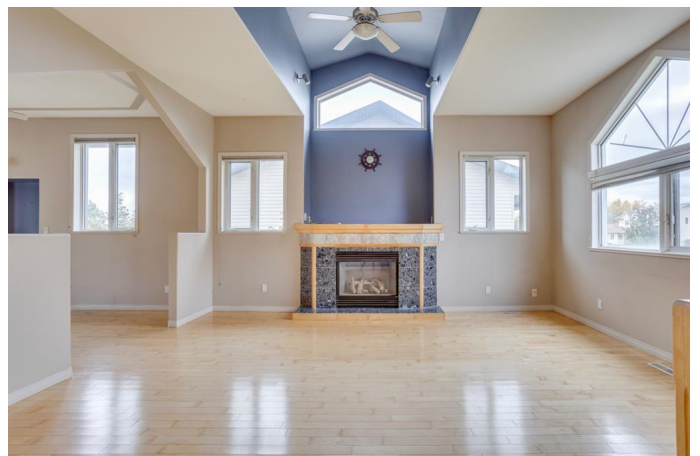
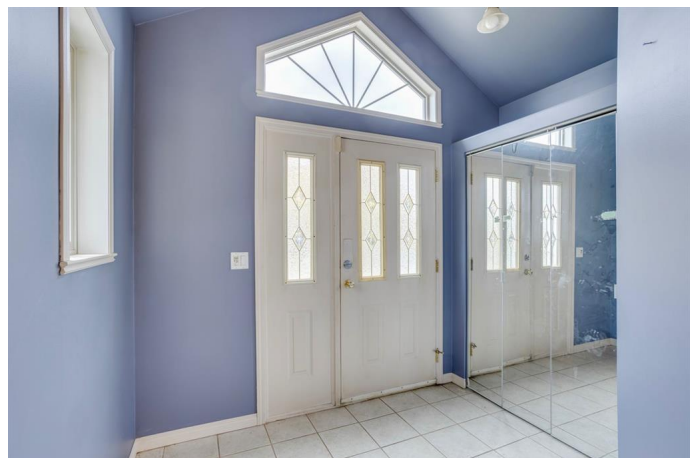
The main floor offers two spacious bedrooms and two full bathrooms, including a primary suite with ensuite bath. Downstairs, the fully finished basement features a third bedroom, third full bathroom, and an impressive 33'10" x 35'8" recreation room—ideal for a home theater, games room, gym, or additional 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. Donâ€™t miss your chance to own on  
Westwood Driveâ€”book your private showing  
today!

Built in 1999

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2262861    |
| Price          | \$699,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,607       |
| Acres          | 0.30        |
| Year Built     | 1999        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 120 Westwood Drive |
| Subdivision | Thickwood          |
| City        | Fort McMurray      |
| County      | Wood Buffalo       |
| Province    | Alberta            |
| Postal Code | T9H 5C3            |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 5                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

**Interior**

|                   |                    |
|-------------------|--------------------|
| Interior Features | Vaulted Ceiling(s) |
| Appliances        | None               |
| Heating           | Forced Air         |
| Cooling           | Central Air        |
| Fireplace         | Yes                |
| # of Fireplaces   | 1                  |
| Fireplaces        | Gas                |
| Has Basement      | Yes                |
| Basement          | Finished, Full     |

## Exterior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Exterior Features | Other                                                                      |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Many Trees, See Remarks, Secluded |
| Roof              | Asphalt Shingle                                                            |
| Construction      | Concrete, Vinyl Siding, Wood Frame                                         |
| Foundation        | ICF Block                                                                  |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 6th, 2025 |
| Days on Market | 13                |
| Zoning         | R1E               |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | ROYAL LEPAGE BENCHMARK |
|----------------|------------------------|

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