

# \$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.

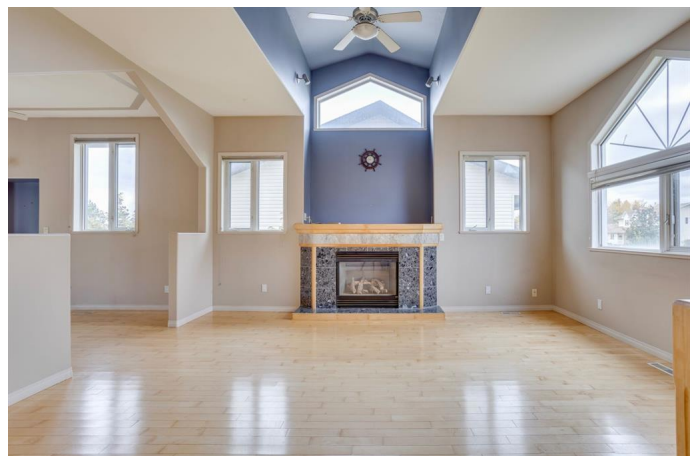
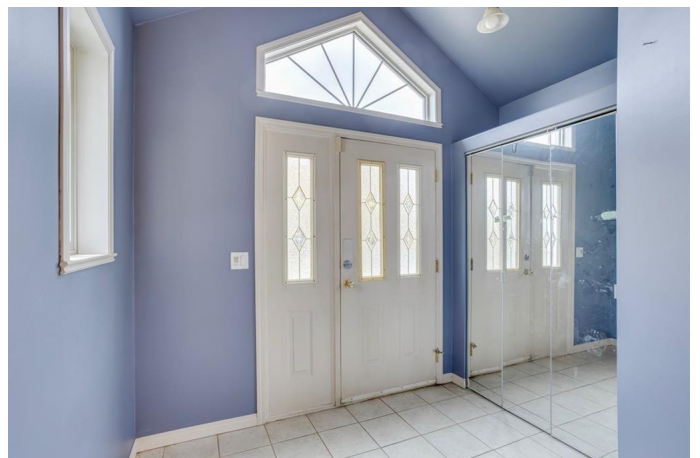
The main floor offers two spacious bedrooms and two full bathrooms, including a primary suite with ensuite bath. Downstairs, the fully finished basement features a third bedroom, third full bathroom, and an impressive 33'10" x 35'8" recreation room—ideal for a home theater, games room, gym, or additional 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	1
Zoning	R1E

## Listing Details

Listing Office	ROYAL LEPAGE BENCHMARK
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