



GRASSROOTS
REALTY GROUP

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**154 Windsor Drive
Fort McMurray, Alberta**

MLS # A2249151



\$304,700

Division:	Thickwood		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,144 sq.ft.	Age:	1979 (46 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Other	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: As is, where is at time of possession

Welcome to 154 Windsor Drive—a well-kept 3 bedroom, 2 bathroom home that’s move-in ready and perfect for families or investors. Inside, the main level features spacious living areas with gleaming hardwood floors and a bright kitchen with ceramic tile floors, and convenient side access to the wrap-around deck—ideal for summer BBQs and gatherings. Upstairs, you’ll find two comfortable bedrooms, including a primary suite with a walk-in closet and Jack & Jill access to the main bath. The lower level offers a cozy rec room, an additional bedroom, and a full bathroom, while the basement level provides excellent storage or the option to create another bedroom, office, or flex space. Step outside to enjoy a fully fenced backyard surrounded by mature trees, creating a private and peaceful retreat for relaxing, entertaining, or family fun. Book your private showing today and see why this home is the perfect fit!