



GRASSROOTS
REALTY GROUP

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**170 Windsor Drive
Fort McMurray, Alberta**

MLS # A2253988



\$315,000

Division:	Thickwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,464 sq.ft.	Age:	1979 (46 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Concrete Driveway, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Lawn		

Heating: Forced Air, Natural Gas

Floors: Carpet, Ceramic Tile, Laminate

Roof: Asphalt, Asphalt Shingle

Basement: Finished, Full

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: Laminate Counters

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1S

Utilities: -

Inclusions: FRIDGE, STOVE, DISHWASHER (AS IS WHERE IS) WASHER AND DRYER

EXCELLENT OPPORTUNITY TO STOP RENTING AND OWN A HOME AT AN AFFORDABLE PRICE THAT OFFERS 4 BEDROOMS, 2 BATHS, AND A FULLY FENCED AND PRIVATE YARD. Located in the heart of Thickwood, a quick walk to two elementary schools, Sports fields, shopping, and more. This home has seen replacement bright siding, shingles, windows, and a furnace in past years. The living area of this home offers a main level with a large front living room, which leads to your spacious eat-in kitchen. This level continues with direct access to the yard and back BBQ deck, plus a 2 pc powder room. The upper level offers 3 great-sized bedrooms. The Primary bedroom is oversized and offers versatility for a renovation with so much space for a large walk-in closet and ensuite, as seen in homes that have been renovated with the same floorplan that have these additions. This level offers a 4 pc bathroom. The finished basement features a large family room, den, and storage room. If you love to add your personal touch to a home, this is your opportunity to make a home your own at a great price. Call today for your tour.