

1-833-477-6687 aloha@grassrootsrealty.ca

170 Windsor Drive Fort McMurray, Alberta

MLS # A2253988



\$315,000

Division:	Thickwood				
Туре:	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, Law	n			

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt, Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-

Features: Laminate Counters

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.