

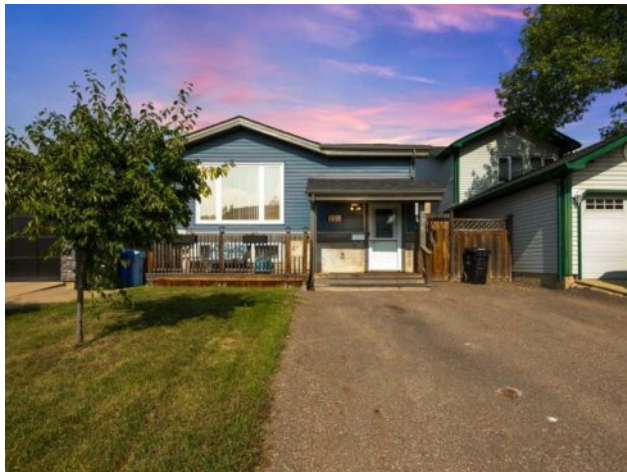


**GRASSROOTS**  
REALTY GROUP

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**226 Windsor Drive  
Fort McMurray, Alberta**

**MLS # A2256207**



**\$399,900**

<b>Division:</b>	Thickwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,194 sq.ft.	<b>Age:</b>	1979 (46 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Driveway, Off Street, RV Access/Parking		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Street Lighting, Yard Lights		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Siding	<b>Zoning:</b>	R1S
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island		

**Inclusions:** Fridge, Ovens, Dishwasher, Washer, Dryer, kitchen aid mixer and windows covering

Welcome to 226 Windsor Drive! This stunning bi-level home situated in the heart of Thickwood had extensive renovation including a BEAUTIFUL REDONE KITCHEN in 2021, roof done 11 years ago, FURNACE and AC REPLACED IN 2024, siding replaced in 2012 and newer windows. As you walk in the front door, you will be welcome into the bright open concept with a spacious living room/dining room with engineered linoleum flooring and new kitchen featuring tile flooring, pendant lighting, quartz counter tops, Jos-Will cabinets, a huge island and double door build-in oven. Down the hall you will find a 4-piece bathroom, a good size bedroom and also the primary with plush carpet and his and hers closets with door to directly access the main bathroom. In the fully developed and renovated basement you have a large recreation room with plush carpet and a fireplace, a 3-piece bathroom with standup shower, 2 large bedrooms and a storage room. The backyard has a shed for extra storage and a firepit. Don't wait and book your appointment today!