



GRASSROOTS
REALTY GROUP

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

**238 Windsor Drive
Fort McMurray, Alberta**

MLS # A2265925



\$310,000

Division:	Thickwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,273 sq.ft.	Age:	1979 (47 yrs old)
Beds:	5	Baths:	2
Garage:	Concrete Driveway, Garage Faces Front, Parking Pad, Single Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, Private, Rectangular Lot, Street Lighting		

Heating: Forced Air, Natural Gas

Floors: Laminate, Linoleum

Roof: Asphalt Shingle

Basement: Full

Exterior: Mixed

Foundation: Poured Concrete

Features: Recessed Lighting, Separate Entrance

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1S

Utilities: -

Inclusions: no chattels as is where is on possession

LEGAL SUITE with SEPARATE ENTRANCE: Remember when neighbourhoods had real trees, friendly faces, and kids playing on the street? Welcome to Thickwood, where this beautiful bungalow brings back all the good stuff with modern comfort and plenty of potential to make it your own. At 1272.84 square feet, this home has good bones and a lot of heart. It's not perfect, but that's part of the charm. The kind of place where a little work goes a long way. The main floor feels bright and welcoming from the moment you step inside. The living room fills with sunlight, making it a warm and happy spot to curl up, read, or watch your favourite show. The kitchen is cozy and ready for an update, or maybe you'll leave it as is for a while and focus on what matters most, building memories. Down the hall are three good-sized bedrooms, including a primary bedroom that feels like a calm escape at the end of a long day. The 4-piece main bathroom is clean and practical, with everything your family needs. The layout makes sense, the flow feels natural, and it's easy to imagine how your ideas could bring this home to life. Head downstairs and you'll find one of the best features: a fully legal basement suite. It's already set up with its own kitchen, living area, two bedrooms, and a bathroom. Whether you want to rent it out, have space for family, or give older kids their own corner of the world, it's a huge bonus. Having a legal suite means income potential, and options for your future. The rec room downstairs has tons of space to hang out, set up a home gym, or get creative with renovations. The garage includes built-in storage shelves for tools, gear, or everything you don't want to trip over in the house. The lot is 3442 square feet, with a small, charming front yard and a fully fenced back yard that's perfect for kids, pets, or peaceful

evenings around a fire pit. Living in Thickwood means being close to everything that makes life easy and fun. Great schools, parks, shopping, and transportation are all nearby. It's one of Fort McMurray's favourite older neighbourhoods, full of character and community spirit. This home is ideal for families who see beyond the surface and spot the possibilities. The kind of buyer who doesn't want cookie-cutter new but loves the idea of adding their own touch. It's honest, it's solid, and it's ready for its next chapter. Check out the detailed floor plans where you can see every sink and shower in the home as well as the 360 tour. Are you ready to say yes to this address?