



GRASSROOTS
REALTY GROUP

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**170 Windsor Drive
Fort McMurray, Alberta**

MLS # A2277860



\$315,000

Division:	Thickwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,464 sq.ft.	Age:	1979 (47 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	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, 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.