



**202 Windsor Drive  
Fort McMurray, Alberta**

**MLS # A2290077**



**\$390,000**

<b>Division:</b>	Thickwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,730 sq.ft.	<b>Age:</b>	1979 (47 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Garden, Landscaped, Lawn, Low Maintenance Landscape, Yard L		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R1S
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Ceiling Fan(s), Kitchen Island, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Fridge, stove, OTR microwave, dishwasher, washer & dryer, shed, wall unit with the built in gas fireplace in back living room, TV and mount in the back living room over fireplace, TV mount in front living room (not the TV), back yard lights along fence, gazebo frame, permanent coloured lights at the front of the house, central AC.

Welcome to this hidden gem tucked away on a quiet street in Thickwood, just minutes from schools, shopping, and scenic trails! From the moment you arrive, you'll appreciate the inviting curb appeal and charming front porch that set the tone for what's inside. Step through the spacious foyer into a thoughtfully updated home featuring extensive renovations and upgrades completed in recent years. The main level offers a bright and spacious living and dining area, flowing seamlessly into a stunning kitchen that opens to the cozy family room. With an abundance of windows overlooking the backyard, natural light pours into this beautiful gathering space. Two separate living areas on the main floor ensure there's plenty of room for everyone to relax and unwind. The kitchen is truly a chef's dream! Showcasing an oversized island perfect for cooking and baking, endless quartz countertop space, and exceptional storage including two generous pantry areas, this space was designed for both function and style. A beautifully finished 4-piece bathroom and durable vinyl plank flooring throughout complete the main level. Upstairs you'll find three comfortable bedrooms, including a bright primary retreat with extra windows for added natural light. The walk-in closet is impressively large - offering all the space you could possibly need! The fully developed basement features a spacious rec room, a den, laundry area, and a designated space ready for a future third bathroom - providing flexibility for growing families or guests. Outside, the fully fenced backyard offers privacy and a safe space for kids and pets. The wide side gate allows easy access for ATVs, motorcycles, or snowmobiles, and 220V power is already in place for a future hot tub. Enjoy the convenience of permanent exterior holiday lighting that can be customized year-round with multiple

colors and remote control. The low-maintenance artificial turf in the front yard ensures you'll have green grass early in the season - without the upkeep. Move-in ready and packed with value, this beautifully maintained home is waiting for its new owners. Don't miss your opportunity - schedule your private showing today!