



**181 Windsor Drive
Fort McMurray, Alberta**

MLS # A2290412



\$390,000

Division:	Thickwood		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,598 sq.ft.	Age:	1979 (47 yrs old)
Beds:	3	Baths:	2
Garage:	Driveway, Front Drive, Heated Garage, Parking Pad, Single Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Storage, Vinyl Windows		

Inclusions: Electric garage heater, House Key x2.

Welcome to 181 Windsor Drive: a four level split located in the heart of Thickwood offering an excellent opportunity for affordable home ownership in one of Fort McMurray's most established neighbourhoods. Just one block from multiple schools and the YMCA, and close to bus stops for site workers, this home offers a convenient location for families, commuters, and investors alike. The exterior has seen updates over the years, featuring modern grey vinyl siding with stone accents that add great curb appeal along with new windows and doors throughout, including the front entry door and garage overhead door. A mature tree in the front yard adds character and shade, while the front driveway and single attached garage provide convenient parking. Inside, the main level features a bright front living room that flows into the dining area, creating a functional space for everyday living. The kitchen offers stainless steel appliances and a practical layout with plenty of room for meal preparation. Upstairs you will find two bedrooms and a full bathroom. The two lower levels provide additional living space with a family room that is perfect for relaxing, watching movies, or creating a play area, along with another bedroom and full bathroom. Outside, the fully fenced yard offers space for pets, children, or future landscaping ideas, along with a large side deck for enjoying the warmer months. The home is surrounded by great neighbours and located in a community known for its mature trees and family friendly atmosphere with playgrounds, sports fields, and parks all a stone's throw away. 181 Windsor Drive presents a fantastic opportunity for buyers looking to enter the market, investors seeking a rental property, or anyone wanting a home in a highly convenient Thickwood location. Schedule your private showing today and explore the potential this home has to offer.