



THE
A-TEAM

**RE/MAX
FIRST**

240 WINDSOR Drive, Fort McMurray T9H4R3

MLS®#: **A2138781**

Area: **Thickwood**

Listing Date: **06/05/24**

List Price: **\$350,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **1979**
Lot Information
Lot Sz Ar: **3,035 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,516**
Low Sqft:
Ttl Sqft: **1,516**

DOM

103
Layout
Beds: **3 (3)**
Baths: **1.5 (1 1)**
Style: **2 Storey**

Parking

Ttl Park: **3**
Garage Sz: **1**

Access:

Lot Feat: **Corner Lot**
Park Feat: **Off Street, Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Yard**

Construction: **Concrete, Vinyl Siding, Wood Frame**
Flooring: **Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings**
Int Feat: **See Remarks**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	6`9" x 3`3"	Dining Room	Main	11`5" x 9`1"
Family Room	Main	9`10" x 11`9"	Kitchen	Main	10`0" x 9`1"
Living Room	Main	13`9" x 14`8"	4pc Bathroom	Second	9`9" x 8`5"
Bedroom	Second	11`9" x 11`8"	Bedroom	Second	15`3" x 9`5"
Bedroom - Primary	Second	14`4" x 14`8"	Game Room	Basement	20`1" x 17`9"
Storage	Basement	9`10" x 14`0"	Furnace/Utility Room	Basement	0`0" x 0`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

8020451

Zoning:
R1S

Remarks

Pub Rmks: **Charming 3-Bedroom Corner Lot Home with RV Parking - Quick Possession Available!** Welcome to this inviting 3-bedroom home, perfectly situated on a spacious corner lot. Enjoy easy access to the backyard with a concrete pad ideal for RV parking and a beautifully fenced yard for added privacy and security. **Features:** - **Garage:** Single car (11x22) -**Location:** Schools conveniently located just across the street - **Yard:** Beautifully fenced for privacy and security This home is a great starter option and is priced competitively for a quick sale. With quick possession available, you can move in and start enjoying your new home without delay. Don't miss out on this fantastic opportunity. Contact us today to schedule a viewing and make this home yours!**

Inclusions: **FRIDGE, STOVE, WASHER/DRYER, DISH WASHER, WINDOW COVERINGS**

Property Listed By: **RE/MAX FORT MCMURRAY**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800