



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**194 WINDSOR DRIVE , Fort McMurray T9H 4R2**

MLS®#: **A2151106**

Area: **Thickwood**

Listing Date: **07/20/24**

List Price: **\$349,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Fort McMurray**  
Year Built: **1980**  
Lot Information  
Lot Sz Ar: **3,843 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **1,489**  
Low Sqft:  
Ttl Sqft: **1,489**

DOM

**58**  
Layout  
Beds: **3 (2 1 )**  
Baths: **2.0 (2 0)**  
Style: **4 Level Split,Back Split**

Parking

Ttl Park: **2**  
Garage Sz:

Access:  
Lot Feat: **Back Yard,Lawn,Rectangular Lot,Treed**  
Park Feat: **Driveway,On Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Other**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Microwave,Range Hood,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**  
Int Feat: **Ceiling Fan(s),Closet Organizers,No Smoking Home,Pantry,Storage,Vinyl Windows,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	16`10" x 16`1"
Kitchen With Eating Area	Main	10`11" x 17`3"
Great Room	Lower	14`0" x 18`5"
4pc Bathroom	Lower	7`11" x 6`4"
Bedroom	Second	9`6" x 10`7"
Walk-In Closet	Second	9`8" x 5`1"
Game Room	Basement	10`9" x 20`0"

Room	Level	Dimensions
Dining Room	Main	12`7" x 9`9"
Foyer	Main	6`7" x 9`3"
Bedroom	Lower	8`1" x 12`2"
Bedroom - Primary	Second	13`8" x 12`9"
3pc Bathroom	Second	8`8" x 6`1"
Laundry	Basement	8`0" x 14`11"
Storage	Basement	10`1" x 10`0"

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Title: Zoning:  
**Fee Simple** **R1S**  
Legal Desc: **8020451**

Remarks

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Pub Rmks: **Welcome to your new family neighbourhood and your new home at 194 Windsor Drive. This single family detached home has everything you need, and updates galore, making it a list topper on any home search. Entering on the main level, a large living/formal dining room leads you to the eat in kitchen. Upstairs, there are two bedrooms, including the primary that has a WIC and access to the main bath. Heading downstairs to the lower level from the main, a large den/family/flex room as well as the third bedroom with its own bath is sure to be a great place for the kids to play! Going down yet another level in this 4 level backsplitted home, an ample sized laundry/utility room, that has also been used as a pantry, is at the bottom of the stairs. We aren't done yet! On this same level, there's a room that can be used for a 4th bedroom, or a second den area, There are also two additional office/storage rooms, with access to the crawl space under the stairs. All shelving stays. Recent (2023) updates include a new main bath, with custom tile work, inlay shelving, and bench seating. New railing has been added to the stairwell leading to the upper level, new LVP flooring throughout the main and upper levels, updated interior doors, modern wide baseboards and door facings, crown moldings in the main living area, as well as fresh paint in modern colours. It'll be easy to stay cool as this home comes with central air conditioning. Outside, the home has a brand new front deck/stairs, as well as a new ramp to the side entrance of the home. Newer vinyl windows, siding, trim and shingles complete the package. There is a decent sized backyard, where you'll find a 12'x16' shed. There is a double car driveway that has seen new concrete work, as well as ample on street parking. This home has been well loved by the same owners since 1981 and is ready for its new family to call it home. Immediate possession available as well as many of the furnishings can be included, making it a great opportunity for you and your family to get into it before the new school year begins! Speaking of schools, there are 3 within walking distance of this home, as well as numerous parks, playgrounds, churches, gyms, ball diamonds, veterinarians and the Thickwood dog park. Shopping and entertainment are also at your fingertips! Call your favourite realtor on this wonderful home today!**

Inclusions: **Television and mount in Kitchen**  
Property Listed By: **PEOPLE 1st REALTY**

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