

240 WINDSOR Drive, Fort McMurray T9H 4R3

MLS®#: **A2171103** Area: **Thickwood** Listing Date: **10/03/24** List Price: **\$339,900**
 Status: **Active** County: **Wood Buffalo** Change: **-\$5k, 22-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Fort McMurray** Finished Floor Area
 Year Built: **1979** Abv Sqft: **1,509**
 Lot Information Low Sqft:
 Lot Sz Ar: **3,035 sqft** Ttl Sqft: **1,509**
 Lot Shape:

DOM

79
Layout
 Beds: **3 (3)**
 Baths: **1.5 (1 1)**
 Style: **2 Storey**

Parking

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

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

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Concrete,Vinyl Siding,Wood Frame**
 Heating: **Forced Air** Flooring: **Laminate**
 Sewer: Ext Feat: **Private Yard** Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	6`8" x 3`3"	Dining Room	Main	11`4" x 9`1"
Family Room	Main	9`10" x 11`9"	Kitchen	Main	9`8" x 9`3"
Living Room	Main	14`6" x 15`1"	4pc Bathroom	Second	9`5" x 8`5"
Bedroom	Second	9`6" x 15`1"	Bedroom	Second	11`7" x 11`6"
Bedroom - Primary	Second	14`4" x 14`9"	Storage	Basement	9`11" x 14`1"
Game Room	Basement	20`1" x 17`10"	Furnace/Utility Room	Basement	9`10" x 7`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

8020451

Zoning:
R1S

Remarks

Pub Rmks: **WHY RENT WHEN YOU CAN BUY !! Welcome to 240 Windsor Drive, a perfect starter home or investment property. Situated on a corner lot with a single car garage and fully fenced in back yard with plenty of room for all your toys. The house has 3 bedrooms, a spacious kitchen, dinning room and large living room. Also has a fully finished basement with lots of storage area. Definitely priced for a quick sale and possession. Don't miss out on this opportunity to own instead renting !!**

Inclusions: **N/A**
Property Listed By: **ROYAL LEPAGE BENCHMARK**

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







