



THE
A-TEAM

**RE/MAX
FIRST**

214 WINDSOR Drive, Fort McMurray T9H4R3

MLS®#: **A2195240** Area: **Thickwood** Listing Date: **02/17/25** List Price: **\$379,900**
 Status: **Active** County: **Wood Buffalo** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Fort McMurray** Finished Floor Area
 Year Built: **1979** Abv Sqft: **1,373**
Lot Information Low Sqft:
 Lot Sz Ar: **3,055 sqft** Ttl Sqft: **1,373**
 Lot Shape:

DOM

4
Layout
 Beds: **4 (3 1)**
 Baths: **2.0 (1 2)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Yard,Other,See Remarks**
 Park Feat: **Parking Pad,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Laminate,Vinyl**
 Sewer: Water Source:
 Ext Feat: **Other,Private Yard** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Microwave,Range Hood,Refrigerator,Stove(s),Washer/Dryer**
 Int Feat: **See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Second	14`8" x 14`6"	4pc Bathroom	Second	8`3" x 9`1"
Bedroom	Second	15`0" x 9`2"	Bedroom	Second	11`3" x 11`10"
Living Room	Main	14`8" x 14`3"	2pc Bathroom	Main	2`11" x 6`7"
Kitchen	Main	18`3" x 9`10"	Dining Room	Main	11`10" x 11`5"
Bedroom	Basement	20`0" x 11`0"	2pc Ensuite bath	Basement	6`2" x 9`8"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R1S

8020451

Remarks

Pub Rmks:

RECENTLY RENOVATED FROM TOP TO BOTTOM, TURN KEY 214 WINDSOR DRIVE IS READY FOR YOU TO CALL HOME AT AN AFFORDABLE PRICE! PRIDE IN OWNERSHIP SHINES THROUGH IN THIS HOME, where the seller have completed quality improvements that you will fall in love with! Located in desirable Thickwood within walking distance to schools, parks, playgrounds, shopping centers and so much more! Let's begin with the list of improvements done on this home since 2023 NEW shingles, New flooring including luxury vinyl plank, New hot water tank, Gutters, Fully redesigned and new kitchen cabinets, countertops, back splash, fully renovated bathrooms, New Washer/ Dryer (2023), Light Fixtures (2023), fresh paint, new exterior door, Central A/C, New back yard deck and more. This fully finished 2 story begins with a front entry way that leads you the bright front living room that is shiny and new and offers great space. This level continues with the beautiful white kitchen with loads of cabinets and butcher block counter tops, eat up break fast bar and a stunning white sub tile back splash. The kitchen is finished with interchangeable glass appliance fronts, the fridge currently has pastel color fronts. This spacious kitchen opens up to a oversized dining room that will be your favorite space to enjoy family dinners and entertain. This space features built in cabinets and garden doors leading to your back yard. This main level is complete with a renovated 2 pc bathroom. The staircase leads you to your upper level that continues with the quality renovations, featuring a large primary bedroom, with walk in closet that includes built in shelving. The upper level 4 pc bathroom fully renovated and finished with marble tile floors and large vanity and beautiful fixtures. This level is complete with 2 more bedrooms offering great space for your family. The Fully finished lower level has a family room or could be used for a guest room/ den and has been upgraded with new carpet. In addition this space has your laundry room with updated washer and dryer, and a framed and rough in bathroom. Added features of this move in ready home include attached garage, front driveway with ample parking for 2 vehicles. This is your opportunity to stop renting and own your own home today! Call for your personal tour.

Inclusions:
Property Listed By:

**Fridge, Stove, Dishwasher, Washer, Dryer, Blinds, Central A/C
COLDWELL BANKER UNITED**

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











