



THE
A-TEAM

**RE/MAX
FIRST**

159 WINDSOR Drive, Fort McMurray T9H 2R1

MLS® #: **A2201611**

Area: **Thickwood**

Listing Date: **03/22/25**

List Price: **\$339,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$10k, 22-Apr**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

1979

Lot Information

Finished Floor Area

Abv Sqft:

1,127

Low Sqft:

Ttl Sqft:

1,127

Lot Sz Ar:

4,026 sqft

Lot Shape:

DOM

49

Layout

Beds:

4 (2 2)

Baths:

2.0 (2 0)

Style:

Bungalow

Parking

Ttl Park:

2

Garage Sz:

Access:

Lot Feat:

Park Feat:

Back Yard,Lawn,See Remarks

Driveway,Off Street,Oversized,Parking Pad,See Remarks,Side By Side

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Fire Pit,Private Yard**

Construction:

See Remarks,Vinyl Siding

Flooring:

Carpet,Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Dishwasher,Oven,Refrigerator,Washer/Dryer**

Int Feat: **See Remarks**

Utilities: **Electricity Available,Natural Gas Available,Garbage Collection,High Speed Internet Available**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	10`7" x 9`9"	Living Room	Main	16`11" x 14`6"
Dining Room	Main	11`2" x 9`5"	4pc Bathroom	Main	5`4" x 7`8"
Bedroom - Primary	Main	12`7" x 11`1"	Bedroom	Main	16`9" x 9`9"
Kitchenette	Lower	19`8" x 9`11"	Game Room	Lower	17`5" x 14`11"
3pc Bathroom	Lower	6`4" x 5`3"	Bedroom	Lower	9`11" x 9`8"

Bedroom	Lower	13`6" x 9`11"	Legal/Tax/Financial
Title: Fee Simple		Zoning: R1S	
Legal Desc:	8020451		Remarks
Pub Rmks:	Welcome to 159 Windsor Drive. This spacious 4 bedroom bungalow located in the heart of Thickwood has a fully fenced back yard and sits adjacent to green space - no neighbors on one side! Coming into the home you are greeted by an open floorplan showcasing the spacious living room and dining area. The kitchen is off the dining room and is laid out ideally, with an eat-up breakfast bar and the kitchen sink facing out towards the dining and living room so everyone can be a part of the action! Maple cabinets provide ample storage, a custom epoxy insert in the counter adds some character and a window lets in lots of natural light. Carrying on into the home you will find the 4 piece bathroom, a spacious bedroom and the primary suite with his and hers walk through closets leading to a door that conveniently accesses the washroom. The fully finished basement has a separate entrance and a kitchenette so can be used as an in-law suite, an income helper or simple enjoyed as an extension of the main home. Curved beams give the space some character and the rec/theater room was one of the most loved areas of the home by the current owners! The basement is home to another 3 piece bath, 2 good sized bedrooms the laundry room and ample storage! The fully fenced yard has a shed for tool or toy storage and a fire pit area and the driveway provides ample parking for 2 vehicles. Close walking distance to Wolverine park, the Thickwood trails, 3 schools, numerous playgrounds, an outdoor rink, ball diamonds, Thickwood dog park, a pub and a gym & more!		
Inclusions:	armoire in downstairs bedroom, projector hookups and equipment		
Property Listed By:	COLDWELL BANKER UNITED		

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







