



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**222 WINDSOR Drive, Fort McMurray T9H 4R3**

MLS®#: **A2215527**

Area: **Thickwood**

Listing Date: **04/29/25**

List Price: **\$339,000**

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

Finished Floor Area

Lot Sz Ar:

**3,237 sqft**

Lot Shape:

Abv Sqft:

**1,510**

Low Sqft:

Ttl Sqft:

**1,510**

DOM

**12**

Layout

Beds:

**4 (3 1 )**

Baths:

**2.0 (1 2)**

Style:

**2 Storey**

Parking

Ttl Park:

**2**

Garage Sz:

**1**

Access:

Lot Feat:

Park Feat:

**Back Yard,Street Lighting**

**Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Lighting,Private Yard**

Construction:

**Other,Stucco**

Flooring:

**Carpet,Laminate**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Microwave,Refrigerator,Stove(s),Washer/Dryer**

Int Feat:

**Breakfast Bar,Ceiling Fan(s),Granite Counters,Kitchen Island**

Utilities:

Room Information

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>15`1" x 14`6"</b>
<b>Kitchen</b>	<b>Main</b>	<b>18`0" x 8`11"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>11`4" x 11`6"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>8`3" x 9`7"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>14`10" x 10`2"</b>
<b>2pc Bathroom</b>	<b>Basement</b>	<b>3`2" x 6`9"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>11`8" x 11`5"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>13`3" x 9`7"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>14`9" x 14`7"</b>
<b>Game Room</b>	<b>Basement</b>	<b>11`7" x 20`9"</b>
<b>Laundry</b>	<b>Basement</b>	<b>11`5" x 10`2"</b>
<b>2pc Bathroom</b>	<b>Main</b>	

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**8020451**

Zoning:  
**R1S**

Remarks

Pub Rmks: **Welcome to 222 Windsor Drive! This 4 bedrooms single family home in the heart of Thickwood with NEW FURNACE, NEW LAMINATE FLOORING on the main level and FRESHLY PAINTED on the main and second floor is great for a growing family. As you enter the home, you will be welcome into a large living room space and at the back of the home you will find the dining room and kitchen featuring an island with breakfast bar for in-formal meal, plenty of cabinetry, granite countertop and a back door to access the large rear deck. To finished off the main floor is a 2-piece bathroom near the entrance. On the second floor is the primary bedroom with walk-in-closet, 2 good size bedrooms and a 4-piece bathroom. In the basement you will find a family room, another large bedroom, a laundry room and 2-piece bathroom. The backyard is fully fenced. Close to schools, playgrounds, shopping, walking trails and dog park. Book your appointment today!**

Inclusions: **Fridge, Stove, Dishwasher, Washer, Dryer, Microwave**  
Property Listed By: **KIC Realty**

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











