



THE
A-TEAM

**RE/MAX
FIRST**

222 WINDSOR Drive, Fort McMurray T9H 4R3

MLS®#: **A2215527**

Area: **Thickwood**

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

List Price: **\$334,000**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$5k, 23-May**

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

33

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

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

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







