

# \$314,900 - 194 Windsor Drive, Fort McMurray

MLS® #A2189874

**\$314,900**

3 Bedroom, 2.00 Bathroom, 1,490 sqft  
Residential on 0.09 Acres

Thickwood, Fort McMurray, Alberta

Welcome to your new neighbourhood and your new turnkey home at 194 Windsor Drive. This 4 level back split, single family detached home has everything you need, and updates galore, making it a list topper on any home search.

Entering on the main level, a large living/formal dining room leads you to the eat in kitchen.

Upstairs, there are two bedrooms, including the primary that has a WIC and access to the main bath. Heading downstairs to the lower level from the main, a large den/family/flex room as well as the third bedroom with its own bath is sure to be a great place for the kids to play! Going down yet another level in this home, an ample sized laundry/utility room, that has also been used as a pantry, is at the bottom of the stairs.

We aren't done yet! On this same level, there's a room that can be used for a 4th bedroom, or a second den area,

There are also two additional office/storage rooms, with access to the crawl space under the stairs. All shelving stays. Recent (2023) updates include a new main bath, with custom tile work, inlay shelving, and bench seating.

New railing has been added to the stairwell leading to the upper level, new LVP flooring throughout the main and upper levels, updated interior doors, modern wide baseboards and door facings, crown moldings in the main living area, as well as fresh paint in modern colours.

It'll be easy to stay cool as this home comes with central air conditioning. Outside, the home has a brand new front deck/stairs, as well as a new ramp to the side entrance of the



home. Newer vinyl windows, siding, trim and shingles complete the package. There is a decent sized backyard, where you'll find a 12'x16' shed. There is a double car driveway that has seen new concrete work, as well as ample on street parking. This home has been well loved by the same owners since 1981 and is ready for its new family to call it home.

Immediate possession available! There are 3 schools within walking distance of this home, as well as numerous parks, playgrounds, churches, gyms, ball diamonds, veterinarians and the Thickwood dog park. Shopping and entertainment are also at your fingertips! Call your favourite realtor on this wonderful home today!

Built in 1980

### **Essential Information**

MLS® #	A2189874
Price	\$314,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,490
Acres	0.09
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	Back Split, 4 Level Split
Status	Active

### **Community Information**

Address	194 Windsor Drive
Subdivision	Thickwood
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 4R2

## Amenities

Parking Spaces	2
Parking	Driveway, Parking Pad, On Street

## Interior

Interior Features	Ceiling Fan(s), Closet Organizers, No Smoking Home, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Crawl Space, Finished, Full

## Exterior

Exterior Features	Other
Lot Description	Back Yard, Lawn, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	February 7th, 2025
Days on Market	61
Zoning	R1S

## Listing Details

Listing Office	People 1st Realty
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