

# **\$349,900 - 159 Windsor Drive, Fort McMurray**

MLS® #A2201611

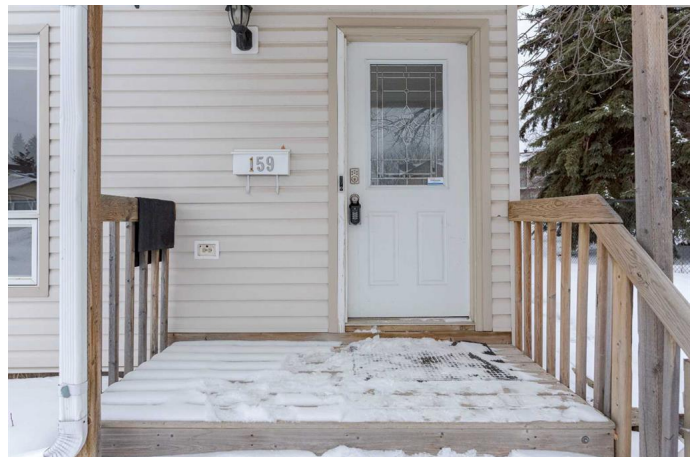
**\$349,900**

4 Bedroom, 2.00 Bathroom, 1,127 sqft

Residential on 0.09 Acres

Thickwood, Fort McMurray, Alberta

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 simply 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!

Built in 1979

### **Essential Information**

MLS® #	A2201611
Price	\$349,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,127
Acres	0.09
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	159 Windsor Drive
Subdivision	Thickwood
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 2R1

### **Amenities**

Utilities	Electricity Available, Garbage Collection, High Speed Internet Available, Natural Gas Available
Parking Spaces	2
Parking	Driveway, Off Street, Oversized, Parking Pad, See Remarks, Side By Side

### **Interior**

Interior Features	See Remarks
Appliances	Dishwasher, Refrigerator, Washer/Dryer, Oven
Heating	Forced Air

Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

## Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Back Yard, Lawn, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding, See Remarks
Foundation	Poured Concrete

## Additional Information

Date Listed	March 22nd, 2025
Days on Market	31
Zoning	R1S

## Listing Details

Listing Office	COLDWELL BANKER UNITED
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