

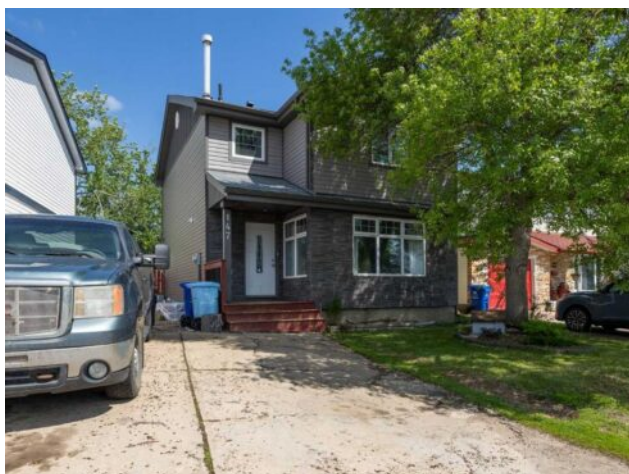


GRASSROOTS
REALTY GROUP

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147 Windsor Drive
Fort McMurray, Alberta

MLS # A2316783



\$389,900

Division:	Thickwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,509 sq.ft.	Age:	1979 (47 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, Low Maintenance Landscape, Private		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed, Other, Vinyl Siding	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, French Door, Kitchen Island, Pantry		

Inclusions: fridge, stove, microwave, dishwasher, washer, dryer, window coverings, air conditioner, kitchen island, freezer, beverage fridge in the basement, gazebo, air conditioning

Brand new kitchen, brand new ensuite, zero carpet, & nothing left for you to fix. Suspicious? It is just that good. Welcome to a Thickwood gem that checks every single box. With four bedrooms & four bathrooms, there is room for the whole crew to spread out. The home offers 1508.60 SQFT of smart, easy living. Best of all, this place is move in ready, so you get to unpack & relax right away. Growing families will love how fresh & finished every space feels. Let us talk about the star of the show, the NEW KITCHEN. Picture crisp cabinets, a large island & a layout built for real family life. A walk in pantry keeps snacks, supplies & small appliances tucked neatly away. The space flows right out to the back deck, perfect for busy mornings or after school chaos. Cooking feels like a joy when everything is this fresh. The dining room sits close by & shares that same lovely view over the deck. Family dinners feel warm & connected here. Right beside it, the living room opens up with a big window that lets the sunshine pour in. Bright rooms lift the whole mood of a day. Cozy nights were made for this space. Head upstairs to a primary bedroom that lives large. There is plenty of room for a king bed & still space to move with ease. Wake up to your NEW ENSUITE, a 3PC retreat that makes mornings feel calm & simple. The other bedrooms are good sized too, so each child gets a spot to call their own. Bathrooms here are a true treat. You get a roomy 5PC bath, a handy 4PC bath & a quick 2PC for guests. No more waiting in line on busy school days. Here is the part that seals the deal. This home has no carpet anywhere, so cleaning stays quick & easy. Fresh paint covers the whole place, giving it a clean, bright feel. There is truly NOTHING to do but move in & start living. Laundry day even feels better here. The big laundry room comes with a sink & loads of space, so clutter stays out of sight. Keeping

a busy household tidy becomes a whole lot easier. Now for the part that steals the whole show. Out back you will find a large deck inside a fully fenced yard. Picture summer barbecues, morning coffee & kids running free in a safe space. The gazebo stays, so shade & good times are always close. Out front, a tidy lawn & a beautiful mature tree give great curb appeal with low upkeep. This place sits in a wonderful neighbourhood that families adore. Schools, parks, shopping & transit are all close by, making daily life a breeze. The lot measures 4063 SQFT, giving you a perfect blend of yard & comfort. Settling into a friendly community like this feels like coming home. Even better, this home comes loaded with extras. The fridge, stove, microwave, dishwasher, washer, dryer, window coverings, air conditioner, kitchen island, freezer, basement beverage fridge & gazebo are all included. Just bring your bags, settle in & start living. Check out the detailed floor plans where you can see every sink & shower in the home, plus the 360 tour & video. Are you ready to say yes to this address?