



GRASSROOTS
REALTY GROUP

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**188 Windsor Drive
Fort McMurray, Alberta**

MLS # A2335231



\$380,000

Division:	Thickwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	16,673 sq.ft.	Age:	1980 (46 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street, Single Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: fridge, stove, dishwasher, microwave, washer, dryer (all appliances are included as is where is- property has been a rental for a number of years)

AFFORDABLE, SPACIOUS & MOVE-IN IMMEDIATE POSSESSION READY! Whether you're a first-time buyer searching for a family home or an investor looking for a great rental opportunity, this property offers plenty of space, plenty of updates over the years and a fantastic Thickwood location. The main level features a defined and functional layout that still feels open and connected. There's a generous dining area with patio door access to the backyard, a convenient half bathroom, and a welcoming foyer with direct access to the attached garage—perfect for winter parking or additional storage. The main and upper levels have been completely professionally repainted, creating a fresh, bright canvas ready for you to make your own. Upstairs, you'll be pleasantly surprised by the size of all THREE BEDROOMS. The spacious primary bedroom features double closets and convenient direct access to the main bathroom, which has seen updates over the years. The second and third bedrooms are also generous in size, offering plenty of room for kids, guests, a home office or growing families. The basement underwent a renovation last year with BRAND-NEW LVP FLOORING, NEW TRIM and FRESH PAINT, adding even more usable living space. There is also excellent future potential to add another bedroom and full bathroom, allowing the home to grow with your needs. Outside, enjoy a great LOW-MAINTENANCE YARD oversized deck (freshly painted) and lower patio stone area to enjoy this summer without spending your weekends on yard work. There is also plenty of parking available- both driveway and the attached garage. Great location, unbeatable price and optimal layout. This one Located in a family-friendly Thickwood neighbourhood, you're just around the corner from Birchwood Trail access and close to schools,

playgrounds, baseball diamonds and the Thickwood dog park. With its spacious bedrooms, attached garage, fresh updates and affordable price point, this is a fantastic opportunity to get into a family home or add a solid property to your investment portfolio. Set up your showing today!