

# **\$339,900 - 159 Windsor Drive, Fort McMurray**

MLS® #A2201611

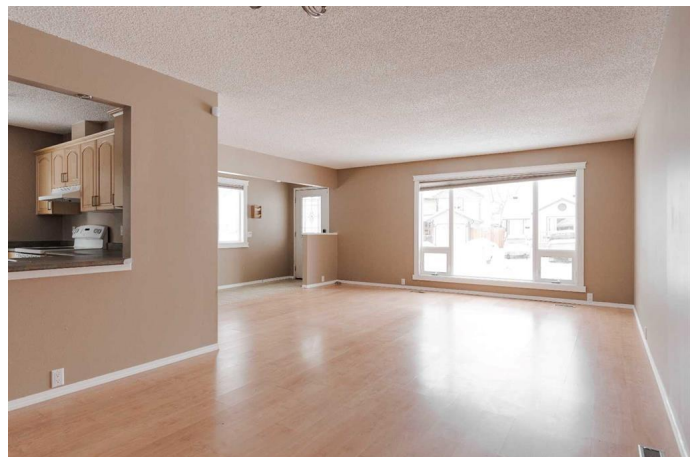
**\$339,900**

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          | \$339,900   |
| 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      | Garbage Collection, High Speed Internet Available, Electricity 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, Oven, Refrigerator, Washer/Dryer |
| 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      | See Remarks, Vinyl Siding    |
| Foundation        | Poured Concrete              |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 22nd, 2025 |
| Days on Market | 57               |
| Zoning         | R1S              |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | COLDWELL BANKER UNITED |
|----------------|------------------------|

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