

**170 Windsor Drive  
Fort McMurray, Alberta**

**MLS # A2277860**

# \$315,000



<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt, Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R1S
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters		

**Inclusions:** Fridge, stove, dishwasher (as is, where is), washer, dryer

EXCELLENT OPPORTUNITY TO STOP RENTING AND OWN A HOME AT AN AFFORDABLE PRICE THAT OFFERS 4 BEDROOMS, 2 BATHS, AND A FULLY FENCED AND PRIVATE YARD. Located in the heart of Thickwood, a quick walk to two elementary schools, Sports fields, shopping, and more. This home has seen replacement bright siding, shingles, windows, and a furnace in past years. The living area of this home offers a main level with a large front living room, which leads to your spacious eat-in kitchen. This level continues with direct access to the yard and back BBQ deck, plus a 2 pc powder room. The upper level offers 3 great-sized bedrooms. The Primary bedroom is oversized and offers versatility for a renovation with so much space for a large walk-in closet and ensuite, as seen in homes that have been renovated with the same floorplan that have these additions. This level offers a 4 pc bathroom. The finished basement features a large family room, den, and storage room. If you love to add your personal touch to a home, this is your opportunity to make a home your own at a great price. Call today for your tour.