

# \$315,000 - 170 Windsor Drive, Fort McMurray

---

MLS® #A2253988

**\$315,000**

4 Bedroom, 2.00 Bathroom, 1,464 sqft

Residential on 0.08 Acres

Thickwood, Fort McMurray, Alberta

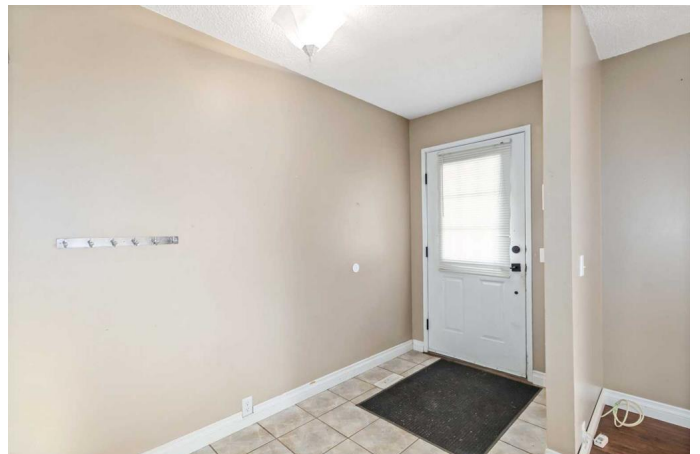
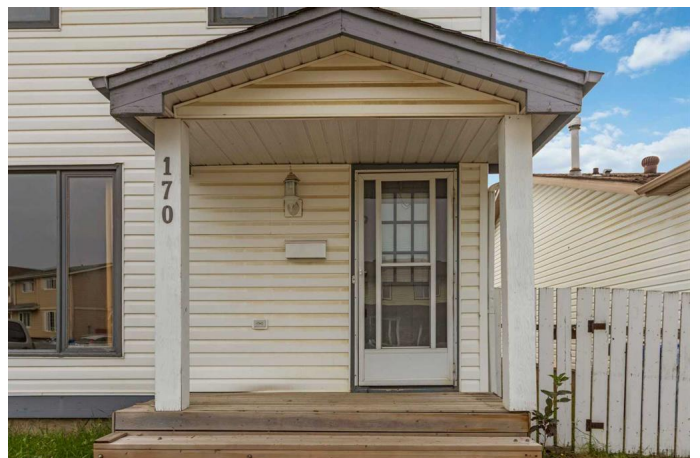
EXCELLENT OPPORTUNITY TO STOP RENTING AND OWN A HOME AT AN AFFORDABLE PRICE THAT OFFERS 4 BEDROOMS, 2 BATHS, AND A FULLY FENCED AND PRIVATE YARD. Located in the heart of Thickwood, a quick walk to two elementary schools, Sports fields, shopping, and more. This home has seen replacement bright siding, 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.

Built in 1979

## Essential Information

MLS® #                   A2253988

Price                     \$315,000



|                |             |
|----------------|-------------|
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 1,464       |
| Acres          | 0.08        |
| Year Built     | 1979        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 170 Windsor Drive |
| Subdivision | Thickwood         |
| City        | Fort McMurray     |
| County      | Wood Buffalo      |
| Province    | Alberta           |
| Postal Code | T9H 4R2           |

### Amenities

|                |                                |
|----------------|--------------------------------|
| Parking Spaces | 3                              |
| Parking        | Parking Pad, Concrete Driveway |

### Interior

|                   |                                     |
|-------------------|-------------------------------------|
| Interior Features | Laminate Counters                   |
| Appliances        | Dryer, Electric Stove, Refrigerator |
| Heating           | Forced Air, Natural Gas             |
| Cooling           | None                                |
| Has Basement      | Yes                                 |
| Basement          | Full                                |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Private Yard             |
| Lot Description   | Back Yard, Lawn          |
| Roof              | Asphalt, Asphalt Shingle |
| Construction      | Vinyl Siding             |
| Foundation        | Poured Concrete          |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 3rd, 2025 |
| Days on Market | 66                  |
| Zoning         | R1S                 |

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.