



194 Windsor Drive Fort McMurray Alberta

\$349,900

Welcome to your new family neighbourhood and your new home at 194 Windsor Drive. This single family detached home has everything you need, and updates galore, making it a list topper on any home search. Entering on the main level, a large living/formal dining room leads you to the eat in kitchen. Upstairs, there are two bedrooms, including the primary that has a WIC and access to the main bath. Heading downstairs to the lower level from the main, a large den/family/flex room as well as the third bedroom with its own bath is sure to be a great place for the kids to play! Going down yet another level in this 4 level backsplit home, an ample sized laundry/utility room, that has also been used as a pantry, is at the bottom of the stairs. We aren't done yet! On this same level, there's a room that can be used for a 4th bedroom, or a second den area, There are also two additional office/storage rooms, with access to the crawl space under the stairs. All shelving stays. Recent (2023) updates include a new main bath, with custom tile work, inlay shelving, and bench seating. New railing has been added to the stairwell leading to the upper level, new LVP flooring throughout the main and upper levels, updated interior doors, modern wide baseboards and door facings, crown moldings in the main living area, as well as fresh paint in modern colours. It'll be easy to stay cool as this home comes with central air conditioning. Outside, the home has a brand new front deck/stairs, as well as a new ramp to the side entrance of the home. Newer vinyl windows, siding, trim and shingles complete the package. There is a decent sized backyard, where you'll find a 12'x16' shed. There is a double car driveway that has seen new concrete work, as well as ample on street parking. This home has been well loved by the same owners since 1981 and is ready for its new family to call it ...

Primary Bedroom 13.67 Ft x 12.75 Ft

Bedroom 9.50 Ft x 10.58 Ft

3pc Bathroom 8.67 Ft x 6.08 Ft

Other 9.67 Ft x 5.08 Ft

Laundry room 8.00 Ft x 14.92 Ft

Recreational, Games room 10.75 Ft x 20.00 Ft

Great room 14.00 Ft x 18.42 Ft

Bedroom 8.08 Ft x 12.17 Ft

4pc Bathroom 7.92 Ft x 6.33 Ft

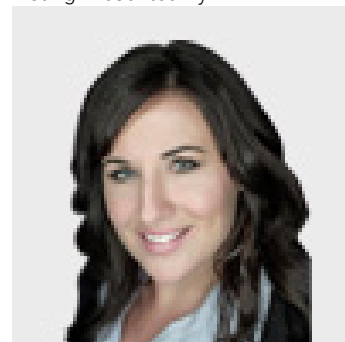
Living room 16.83 Ft x 16.08 Ft

Dining room 12.58 Ft x 9.75 Ft

Other 10.92 Ft x 17.25 Ft

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Listing Presented By:



Originally Listed by:
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Storage 10.08 Ft x 10.00 Ft

Foyer 6.58 Ft x 9.25 Ft