



THE
A-TEAM

**RE/MAX
FIRST**

287 CORNWALL Drive, Fort McMurray T9K 1G8

MLS® #: **A2108598**

Area: **Thickwood**

Listing Date: **02/21/24**

List Price: **\$619,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$10k, 19-Apr**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

1980

Lot Information

Lot Sz Ar:

6,049 sqft

Lot Shape:

6049

Finished Floor Area

Abv Sqft:

1,875

Low Sqft:

Ttl Sqft:

1,875

DOM

67

Layout

Beds:

3 (3)

Baths:

2.5 (2 1)

Style:

2 Storey

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Landscaped,Views

Concrete Driveway,Double Garage Attached,Driveway

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer: **Sewer**

Ext Feat: **None**

Construction:

Brick,Vinyl Siding

Flooring:

Carpet,Linoleum,Tile,Wood

Water Source:

Public

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

See Remarks

Int Feat:

High Ceilings,No Smoking Home,Quartz Counters

Utilities:

Cable Available,Electricity Available,Natural Gas Available,Phone Available

Room Information

Room

Living Room

Dining Room

Laundry

4pc Ensuite bath

Bedroom

Den

Level

Main

Main

Main

Second

Upper

Basement

Dimensions

28`7" x 13`1"

12`3" x 14`5"

11`7" x 10`9"

11`4" x 10`5"

Room

Kitchen

2pc Bathroom

4pc Bathroom

Bedroom

Game Room

Bedroom - Primary

Level

Main

Main

Second

Second

Basement

Upper

Dimensions

16`5" x 10`11"

15`3" x 11`0"

27`7" x 27`9"

13`4" x 17`9"

Title:
Fee Simple
Legal Desc:

Zoning:
R1

7921223

Remarks

Pub Rmks:

FALL IN LOVE WITH THIS BRIGHT & SPACIOUS EXECUTIVE HOME ACROSS FROM GREENBELT & BIRCHWOOD TRAILS! AMAZING floor space, with vaulted ceilings, this is one home that you will be pleased to call your own. Something for everyone! Surrounded by hardwood flooring features formal dining and a large living room acented by a wood fireplace, great for those cool days or romantic nights! The kitchen is a chef's dream with tons of WHITE cabinets, and gorgeous QUARTZ countertops, new lighting fixtures and patio doors leading to a beautiful deck overlooking a mature & landscaped & fenced yard! Main floor laundry and half bath. Upstairs features 3 generous sized bedrooms, the PRIMARY BEDROOM is MASSIVE with its own private bath for the King or Queen of the castle! The basement is fully developed with open concept games/family room that features a wet bar and renovated 3 pc bath. This home has been updated on the 2nd floor with beautiful hardwood flooring. Some windows have been replaced. Shingles, were done within the last 7/8 years, furance was replaced 5/6 years ago, and back deck was redone in 2022. Appliances have been updated to stainless steel. There is direct access to the attached double HEATED garage is PERFECT for the boys with toys! A HUGE Driveway with room for lots of vehicles. Make this your home today! ACT Fast this one won't last long!! Call to view today!

Inclusions:
Property Listed By:

**FRIDGE X 2, DISHWASHER X 1, WASHER/DRYER/ALL WINDOW COVERINGS, STOVE, GARAGE HEATER
RE/MAX FORT MCMURRAY**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800











