



THE
A-TEAM

**RE/MAX
FIRST**

399 CORNWALL Drive, Fort McMurray T9K 1G8

MLS®#: **A2109368**

Area: **Thickwood**

Listing Date: **02/27/24**

List Price: **\$529,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$20k, 15-May**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

1979

Lot Information

Finished Floor Area

Abv Sqft:

1,205

Low Sqft:

Lot Sz Ar:

7,298 sqft

Ttl Sqft:

1,205

Lot Shape:

DOM

79

Layout

Beds:

5 (3 2)

Baths:

2.5 (2 1)

Style:

Bungalow

Parking

Ttl Park:

7

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Yard,Greenbelt,Landscaped

Double Garage Detached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **None**

Construction:

Vinyl Siding,Wood Frame

Flooring:

Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Bar Fridge,Central Air Conditioner,Dishwasher,Microwave,Refrigerator,Stove(s),Washer/Dryer

Int Feat:

Breakfast Bar,Built-in Features,Closet Organizers,Crown Molding,Jetted Tub,Separate Entrance,Vinyl Windows

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	12`3" x 19`0"
Dining Room	Main	10`6" x 9`11"
2pc Bathroom	Main	2`11" x 5`1"
Bedroom	Main	9`4" x 10`4"
Laundry	Main	
Kitchen	Basement	12`1" x 8`11"
4pc Bathroom	Basement	5`5" x 9`8"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	14`6" x 9`11"
4pc Bathroom	Main	11`3" x 4`11"
Bedroom - Primary	Main	10`7" x 14`7"
Bedroom	Main	8`4" x 14`6"
Family Room	Basement	17`10" x 13`10"
Dining Room	Basement	12`1" x 4`7"
Bedroom	Basement	12`9" x 13`8"

Bedroom	Basement	9`5" x 9`5"	Laundry Legal/Tax/Financial	Basement
Title: Fee Simple Legal Desc:		Zoning: R1		
	7921223		Remarks	
Pub Rmks:	MASSIVE 22.5X30 FOOT HEATED GARAGE This beautifully renovated raised bungalow offers more than just a home - it's a lifestyle. Situated across from lush greenspace and the Birchwood Trails, this property boasts a prime location with nature at your doorstep. Inside, you'll be greeted by thoughtful details and upgrades that set this home apart. From the upgraded crown moulding to the custom front closet shelving system, every inch of this home has been carefully crafted for both style and functionality. The main level features fresh paint, new flooring, and upgraded lighting, creating a bright and inviting space for everyday living. The renovated kitchen is a chef's dream, with two full-size fridges, plenty of classic white cabinets, and an eat-up breakfast bar perfect for morning coffee or casual meals. Three spacious bedrooms on the main level offer comfort and privacy, while the basement boasts a completely separate LEGAL SUITE, generating \$1600/mth revenue to offset your mortgage payments (and great long time tenants who would love to stay!) Updates abound, including siding, windows, shingles, and more, ensuring peace of mind for years to come. Outside, the large backyard offers space for relaxation and recreation, a large screen in deck, mature trees, a firepit area, and room for a garden. With parking for up to seven vehicles, including a massive 22.5 x 30 Ft heated garage, this home has everything you need and more. Furnishings are negotiable, making it easy to move right in and start enjoying your new space. Don't miss out on this opportunity to own a truly exceptional property - schedule your showing today.			
Inclusions:	Main: 2 fridges, stove, dishwasher, microwave, washer & dryer, existing blinds & window coverings, dining room tv mount, livingroom tv mount, (Basement: fridge, stove, dishwasher, microwave, washer, dryer, furnishings), central air conditioner, garage heater, garage door opener and remote, garage shelving and cabinets, garage bar fridge			
Property Listed By:	COLDWELL BANKER UNITED			

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









