



THE
A-TEAM

**RE/MAX
FIRST**

287 CORNWALL Drive, Fort McMurray T9K 1G8

MLS®#: **A2137973**

Area: **Thickwood**

Listing Date: **06/01/24**

List Price: **\$599,999**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$15k, 01-Sep**

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

98
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Landscaped,Views**
Park Feat: **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

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	28`7" x 13`1"
Dining Room	Main	12`3" x 14`5"
Laundry	Main	
4pc Ensuite bath	Second	
Bedroom	Upper	11`7" x 10`9"
Den	Basement	11`4" x 10`5"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	16`5" x 10`11"
2pc Bathroom	Main	
4pc Bathroom	Second	
Bedroom	Second	15`3" x 11`0"
Game Room	Basement	27`7" x 27`9"
Bedroom - Primary	Upper	13`4" x 17`9"

Title:
Fee Simple
Legal Desc:

7921223

Zoning:
R1

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 accented 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, furnace 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: **fridge, stove, dishwasher, OTR microwave, washer/dryer, all window blinds and curtain rods, garage heater**

Property Listed By: **RE/MAX FORT MCMURRAY**

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











