



THE
A-TEAM

**RE/MAX
FIRST**

239 CORNWALL Drive, Fort McMurray T9K1G7

MLS®#: **A2160556**

Area: **Thickwood**

Listing Date: **08/27/24**

List Price: **\$434,900**

Status: **Pending**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **1979**
Lot Information
Lot Sz Ar: **6,049 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,301**
Low Sqft:
Ttl Sqft: **1,301**

DOM

51
Layout
Beds: **4 (3 1)**
Baths: **2.0 (2 0)**
Style: **Bi-Level**

Parking

Ttl Park: **5**
Garage Sz: **2**

Access:

Lot Feat: **Greenbelt,Landscaped,Rectangular Lot**
Park Feat: **Concrete Driveway,Double Garage Attached,Garage Door Opener,Garage Faces Front**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Other**

Construction: **Vinyl Siding**
Flooring: **Carpet,Hardwood,Tile**
Water Source:
Fnd/Bsmt: **Wood**

Kitchen Appl: **Built-In Refrigerator,Dishwasher,Microwave Hood Fan,Stove(s),Washer/Dryer**
Int Feat: **See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	11`10" x 10`4"
Bedroom	Main	11`0" x 9`0"
Kitchen	Main	12`6" x 9`11"
Bedroom - Primary	Main	14`1" x 11`11"
Bedroom	Basement	15`4" x 13`9"
Furnace/Utility Room	Basement	21`2" x 12`9"

Room	Level	Dimensions
Bedroom	Main	10`0" x 9`0"
Dining Room	Main	12`6" x 13`3"
Living Room	Main	18`5" x 18`1"
3pc Bathroom	Basement	8`1" x 5`0"
Family Room	Basement	31`1" x 21`7"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

7921223

Zoning:
R1

Remarks

Pub Rmks:

Welcome home! This home has pride of ownership written all over it and is located across from the stunning Birchwood Trails! With over 1,300 sqft above grade and 1,281 sqft of finished space in the basement, this home is perfect for any family. This home has been well-maintained with updates such as the furnace (2006), shingles (2015), and fresh paint, ensuring your peace of mind. The main floor boasts three large bedrooms, a full bathroom, a formal dining room and a large living space. The kitchen has tons of counter space and storage as well. The basement is perfect for entertaining as it has a massive rec/family room with a pool table and the basement is finished off with a bedroom, full bathroom a gas fireplace and large laundry room. Located across from some of Fort McMurray's most pristine trails where you can enjoy different sports year around.

Inclusions:
Property Listed By:

**Fridge, stove, OTR microwave, dishwasher, washer and dryer, Central vac w/ attachments, window coverings
RE/MAX FORT MCMURRAY**

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







