



THE
A-TEAM

**RE/MAX
FIRST**

399 CORNWALL Drive, Fort McMurray T9K 1G8

MLS®#: **A2163200** Area: **Thickwood** Listing Date: **09/05/24** List Price: **\$525,000**
 Status: **Active** County: **Wood Buffalo** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Fort McMurray** Finished Floor Area
 Year Built: **1979** Abv Sqft: **1,205**
 Lot Sz Ar: **7,298 sqft** Low Sqft:
 Lot Shape: Ttl Sqft: **1,205**

Access:
 Lot Feat: **Back Yard,Greenbelt,Landscaped**
 Park Feat: **Double Garage Detached,Heated Garage**

DOM

13
Layout
 Beds: **5 (3 2)**
 Baths: **2.5 (2 1)**
 Style: **Bungalow**

Parking

Ttl Park: **7**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**
 Heating: **Forced Air** Flooring: **Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **None** 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

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`3" x 19`0"	Kitchen	Main	14`6" x 9`11"
Dining Room	Main	10`6" x 9`11"	4pc Bathroom	Main	11`3" x 4`11"
2pc Bathroom	Main	2`11" x 5`1"	Bedroom - Primary	Main	10`7" x 14`7"
Bedroom	Main	9`4" x 10`4"	Bedroom	Main	8`4" x 14`6"
Laundry	Main		Family Room	Basement	17`10" x 13`10"
Kitchen	Basement	12`1" x 8`11"	Dining Room	Basement	12`1" x 4`7"
4pc Bathroom	Basement	5`5" x 9`8"	Bedroom	Basement	12`9" x 13`8"

Bedroom **Basement** **9`5" x 9`5"** **Laundry** **Basement**
Legal/Tax/Financial

Title: Zoning:
Fee Simple **R1**
Legal Desc: **7921223** Remarks

Pub Rmks: **Income generating property (\$1600/mth LEGAL basement suite to offset your mortgage) plus a mechanics dream 30x22.5FT Heated GARAGE. This beautifully renovated raised bungalow is situated across from lush greenspace and the Birchwood Trails, and boasts convenient location with nature at your doorstep and bus routes for easy transportation. 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 has a completely separate LEGAL SUITE, GENERATING \$1600/MTH to offset your mortgage payments (SELLER CAN ADD BASEMENT ACCESS FROM UPSTAIRS IF PREFERRED) 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. Furnishings are negotiable, making it easy to move right in and start enjoying your new space.**

Inclusions: **Upstairs: fridge, stove, dishwasher, microwave, washer, dryer, all blinds and window coverings, dining and livingroom tv mount, attached garage shelving and cabinets, garage bar fridge, central a/c, garage door opener & remote, garage heater, Basement: fridge, stove, dishwasher, microwave, washer, dryer, furnishings**
Property Listed By: **COLDWELL BANKER UNITED**

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