



THE
A-TEAM

**RE/MAX
FIRST**

160 COWLEY Bay, Fort McMurray T9K 1G5

MLS®#: **A2167892**

Area: **Thickwood**

Listing Date: **09/23/24**

List Price: **\$469,900**

Status: **Active**

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: **7,319 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,605**
Low Sqft:
Ttl Sqft: **1,605**

DOM

24
Layout
Beds: **6 (5 1)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Cul-De-Sac,Irregular Lot,Landscaped,Pie Shaped Lot,Private**
Park Feat: **Double Garage Attached,Driveway**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Fire Pit,Lighting,Private Yard**

Construction: **Wood Frame,Wood Siding**
Flooring: **Ceramic Tile,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **See Remarks**
Int Feat: **High Ceilings,Laminate Counters,See Remarks,Skylight(s),Vaulted Ceiling(s)**
Utilities:

Room Information

Room	Level	Dimensions
Bedroom	Main	9`11" x 8`0"
2pc Bathroom	Main	0`0" x 0`0"
Foyer	Main	7`0" x 8`0"
Living Room	Main	16`0" x 17`0"
4pc Bathroom	Second	0`0" x 0`0"
Bedroom	Second	11`0" x 10`0"
Bedroom	Basement	14`0" x 12`0"

Room	Level	Dimensions
Bedroom	Main	9`11" x 8`0"
Dinette	Main	11`0" x 9`0"
Kitchen	Main	11`0" x 11`0"
3pc Ensuite bath	Second	0`0" x 0`0"
Bedroom	Second	11`0" x 10`0"
Bedroom - Primary	Second	10`0" x 12`0"
Game Room	Basement	15`0" x 22`0"

Title:
Fee Simple
Legal Desc:

Zoning:
R1

7921223

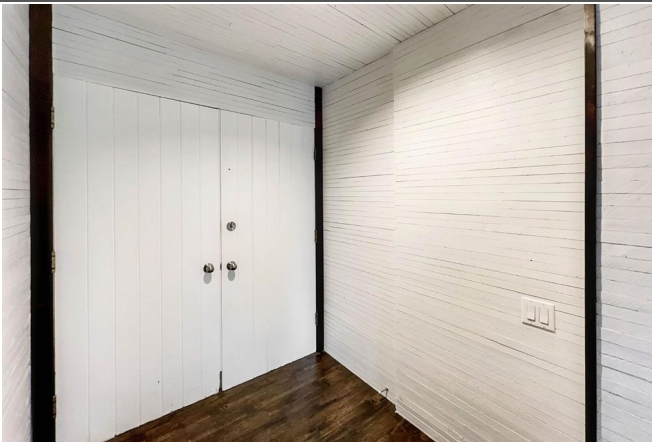
Remarks

Pub Rmks: **160 Cowley Bay! Custom built home beautifully hidden away in a cul-de-sac sitting on a massive 7,318sqft pie shaped lot with mature trees and room for that growing family. As you enter your double front doors you will be pleasantly surprised with your unique floor plan; a large foyer area leads you to a well thought out custom main floor plan. The main floor also includes a large office/ bedroom a two piece bathroom. Your kitchen boasts updated beautiful white cabinets with wood finished laminated countertops, giving you ample countertop and cupboard space and a built in cook top ; a gas stove with built in oven and a pantry area. Your kitchen also features eat-up bar with accent lighting, attached to the dinette are giving direct access to your massive backyard. Your living room is absolutely stunning providing lots of natural lighting with large windows newer flooring and skylights. The fireplace area and vaulted ceilings finish the living space off perfectly. The Living room vaults 16ft to the second floor; the second floor does have an area that looks down into your living space. Upstairs your Master Bedroom has ensuite with walk-in shower + large 6ft closet. A large 4 piece bath & 2 more oversized bedrooms with 6ft closets. Lots of details to see with this custom built home. The basement is partially developed with a drywalled bedroom, the basement also includes laundry facilities and tons of room for a rec room and bathroom area Call today for your viewing**

Inclusions: **Fridge, has top stove, built in oven, microwave, dishwasher, washer and dryer and central vac with attachments**

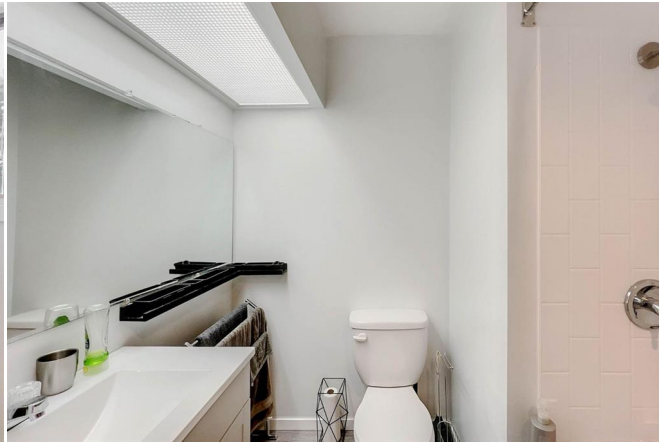
Property Listed By: **COLDWELL BANKER UNITED**

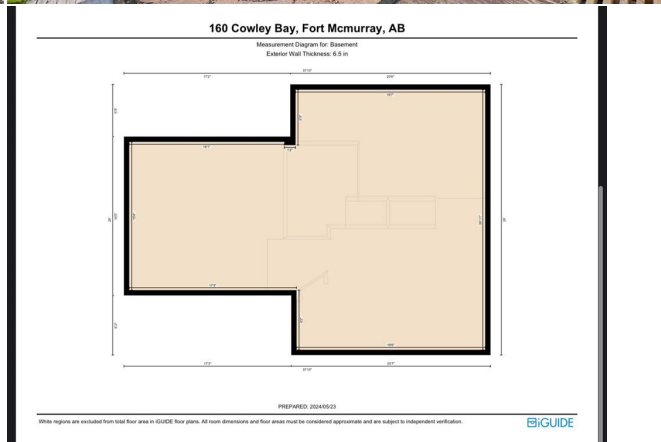
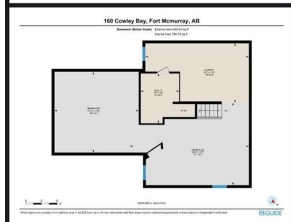
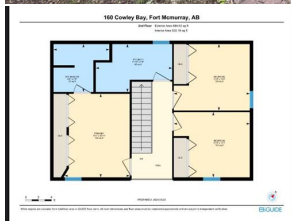
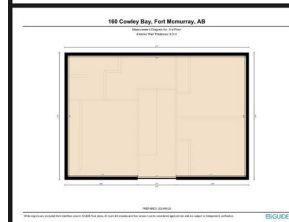
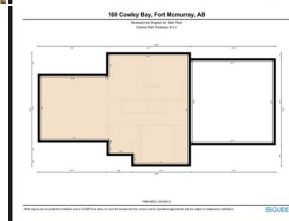
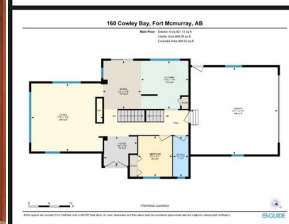
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800











PREPARED: 2024/05/23
While regions are excluded from total floor area in GUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification. **EBIGUIDE**

100 Cowley Bay, Fort McMurray, AB	
Property Details	
Basic Measurements	Final Area Information
<p>Site Area: 100.00 sq. ft. (9.29 sq. m)</p> <p>Lot Area: 100.00 sq. ft. (9.29 sq. m)</p> <p>Frontage: 100.00 sq. ft. (9.29 sq. m)</p> <p>Depth: 100.00 sq. ft. (9.29 sq. m)</p> <p>Perimeter: 100.00 sq. ft. (9.29 sq. m)</p> <p>Volume: 100.00 sq. ft. (9.29 sq. m)</p>	<p>Final Area: 100.00 sq. ft. (9.29 sq. m)</p> <p>Final Area: 100.00 sq. ft. (9.29 sq. m)</p> <p>Final Area: 100.00 sq. ft. (9.29 sq. m)</p> <p>Final Area: 100.00 sq. ft. (9.29 sq. m)</p> <p>Final Area: 100.00 sq. ft. (9.29 sq. m)</p>
Max Building	Max Building
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Notes	Notes
<p>1. All measurements are based on the final approved plan.</p> <p>2. All measurements are based on the final approved plan.</p> <p>3. All measurements are based on the final approved plan.</p> <p>4. All measurements are based on the final approved plan.</p> <p>5. All measurements are based on the final approved plan.</p>	<p>1. All measurements are based on the final approved plan.</p> <p>2. All measurements are based on the final approved plan.</p> <p>3. All measurements are based on the final approved plan.</p> <p>4. All measurements are based on the final approved plan.</p> <p>5. All measurements are based on the final approved plan.</p>

100 Cowley Bay, Fort McMurray, AB	
100% Method of Measurement	
Introduction	
<p>1. The purpose of this document is to provide a clear and concise method of measurement for the property described herein. This document is intended to be used as a guide for all measurements and calculations related to the property.</p> <p>2. The measurements are based on the final approved plan and are subject to change without notice.</p> <p>3. The measurements are based on the final approved plan and are subject to change without notice.</p> <p>4. The measurements are based on the final approved plan and are subject to change without notice.</p> <p>5. The measurements are based on the final approved plan and are subject to change without notice.</p>	
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