



THE
A-TEAM

**RE/MAX
FIRST**

339 CORNWALL Drive, Fort McMurray T9K 1G7

MLS® #: **A2172533**

Area: **Thickwood**

Listing Date: **10/10/24**

List Price: **\$419,000**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$11k, 08-Nov**

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:

Finished Floor Area

Abv Sqft:

1,244

Low Sqft:

Ttl Sqft:

1,244

DOM

42

Layout

Beds:

6 (3 3)

Baths:

3.0 (3 0)

Style:

Bi-Level

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Few Trees

Double Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Yard**

Construction:

Wood Frame

Flooring:

Concrete, Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

None

Int Feat:

Open Floorplan

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Ensuite bath	Main	4`6" x 7`4"	4pc Bathroom	Main	9`9" x 5`0"
Bedroom	Main	13`3" x 10`4"	Bedroom	Main	13`3" x 9`7"
Dining Room	Main	13`2" x 7`10"	Kitchen	Main	13`2" x 9`0"
Living Room	Main	13`2" x 14`4"	Bedroom - Primary	Main	13`3" x 13`8"
4pc Bathroom	Basement	7`3" x 8`1"	Bedroom	Basement	12`7" x 14`0"
Den	Basement	8`5" x 13`3"	Bedroom	Basement	12`6" x 13`6"
Bedroom	Basement	16`9" x 9`1"			

Title:
Fee Simple
Legal Desc:

Zoning:
R1

7921223

Remarks

Pub Rmks:

Established Neighbourhood! Across from the Green-belt! Charming Bi-Level.! Welcome to 339 Cornwall Drive. This 1244 sq ft, 6 bed, 3 bath, bi-level home sits in the beautiful neighbourhood of Thickwood. This property offers a spacious entryway that leads into the living room that is complete with laminate, wood burning fireplace and large windows that let in plenty of natural light. The living room has direct access to the dining and kitchen area. This open concept kitchen features cork flooring, wood coloured cabinetry, laminate countertops and a dining area that provides convenient back door access to the back deck. The main level features a spacious primary that has access to a 3 piece ensuite bath. There are, two additional bedrooms with carpet flooring and acres to another 4 piece bathroom. The basement us fully developed and features another 3 bedrooms + den rec space with wet bar and a four piece piece bathroom. This home and sits on beautiful lot that provides quick access to the birchwood trail system! Call now to schedule your private viewing!

Inclusions:
Property Listed By:

As is where is at the time of possession
ROYAL LEPAGE BENCHMARK

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











