



THE
A-TEAM

**RE/MAX
FIRST**

339 CORNWALL Drive, Fort McMurray T9K 1G7

MLS®#: **A2172533**

Area: **Thickwood**

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

List Price: **\$400,000**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$19k, 02-Jan**

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

93
Layout
Beds: **6 (3 3)**
Baths: **3.0 (3 0)**
Style: **Bi-Level**

Parking

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

Access:
Lot Feat: **Few Trees**
Park Feat: **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
3pc Ensuite bath	Main	4`6" x 7`4"
Bedroom	Main	13`3" x 10`4"
Dining Room	Main	13`2" x 7`10"
Living Room	Main	13`2" x 14`4"
4pc Bathroom	Basement	7`3" x 8`1"
Den	Basement	8`5" x 13`3"
Bedroom	Basement	16`9" x 9`1"

Room	Level	Dimensions
4pc Bathroom	Main	9`9" x 5`0"
Bedroom	Main	13`3" x 9`7"
Kitchen	Main	13`2" x 9`0"
Bedroom - Primary	Main	13`3" x 13`8"
Bedroom	Basement	12`7" x 14`0"
Bedroom	Basement	12`6" x 13`6"

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 pierce 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











