



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**163 CORNWALL Drive, Fort McMurray T9K 1G1**

MLS®#: **A2173411**

Area: **Thickwood**

Listing Date: **10/19/24**

List Price: **\$349,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Fort McMurray**  
Year Built: **1980**

Finished Floor Area

Abv Sqft: **1,215**

Low Sqft:

Ttl Sqft: **1,215**

Lot Information

Lot Sz Ar: **6,178 sqft**

Lot Shape:

DOM

**4**

Layout

Beds: **4 (3 1 )**

Baths: **2.5 (2 1)**

Style: **Bungalow**

Parking

Ttl Park: **6**

Garage Sz: **2**

Access:

Lot Feat: **Back Yard**

Park Feat: **Double Garage Detached,Driveway,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **None**

Construction:

**Brick,Stucco**

Flooring:

**Carpet,Laminate,Vinyl Plank**

Water Source:

Fnd/Bsmt:

**Wood**

Kitchen Appl: **Dishwasher,Garage Control(s),Microwave,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**

Int Feat: **Dry Bar,Laminate Counters,Storage,Wood Windows**

Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	8`7" x 9`6"
3pc Bathroom	Basement	5`11" x 6`1"
Laundry	Basement	16`0" x 7`7"
2pc Bathroom	Main	5`3" x 4`3"
Bedroom	Main	8`5" x 9`6"
Kitchen	Main	12`0" x 14`8"
Other	Basement	9`6" x 13`8"

Room	Level	Dimensions
Living Room	Main	12`9" x 17`4"
Bedroom	Basement	11`2" x 14`7"
Furnace/Utility Room	Basement	6`2" x 7`8"
4pc Bathroom	Main	7`9" x 4`11"
Bedroom	Main	8`6" x 12`11"
Bedroom - Primary	Main	11`9" x 13`1"
Game Room	Basement	25`3" x 30`3"

Title: **Fee Simple**  
Legal Desc: **7921223**

Zoning: **R1**

Remarks

Pub Rmks: **Welcome to 163 Cornwall Drive:\* Situated on a spacious lot across from green space, this home offers plenty of space and potential at a great price. With a driveway that accommodates up to four vehicles and a large detached garage, there's ample parking and storage for your needs. Located in the mature and sought-after neighbourhood of Thickwood, north of the bridge, this property is conveniently close to schools, shopping, and many other great amenities. The front living room boasts serene, peaceful views of the green space, creating a welcoming and relaxing atmosphere. The main floor includes a bright living room that flows into the dining area and a kitchen with ample cupboard and storage space. The upper level features three bedrooms, including a primary bedroom with a private two-piece ensuite bathroom. On the lower level, you'll find a spacious, updated family room complete with a wet bar, perfect for entertaining. There's also a large fourth bedroom and an adjacent three-piece bathroom for added convenience. The fully fenced yard provides a great outdoor space for enjoying warmer months, whether you're relaxing or letting kids and pets play safely. With its incredible potential and attractive price, this home is move-in ready and waiting for your personal touch. Schedule a private tour today and explore the possibilities of making 163 Cornwall Drive your new home!**

Inclusions: **n/a**  
Property Listed By: **The Agency North Central Alberta**

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















