



235 CORNWALL Drive, Fort McMurray T9K1G7

MLS®#: **A2179842** Area: **Thickwood** Listing Date: **11/19/24** List Price: **\$384,900**
 Status: **Pending** County: **Wood Buffalo** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
 Sub Type: **Fort McMurray**
 City/Town: **Fort McMurray**
 Year Built: **1979**
Lot Information
 Lot Sz Ar: **6,910 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,196**
 Low Sqft:
 Ttl Sqft: **1,196**

DOM

14
Layout
 Beds: **4 (2 2)**
 Baths: **2.0 (2 0)**
 Style: **Bungalow**

Parking

Ttl Park: **4**
 Garage Sz: **1**

Access:

Lot Feat: **Landscaped**
 Park Feat: **Driveway,Heated Garage,Off Street,RV Access/Parking,Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Other**

Construction: **Vinyl Siding**
 Flooring: **Carpet,Ceramic Tile,Hardwood,Linoleum**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Gas Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer**
 Int Feat: **See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	9`5" x 7`7"
Dining Room	Main	12`3" x 8`4"
Laundry	Main	7`6" x 4`10"
Office	Main	9`4" x 8`2"
3pc Bathroom	Basement	8`5" x 8`5"
Bedroom	Basement	13`0" x 11`9"

Room	Level	Dimensions
Bedroom	Main	10`1" x 9`4"
Kitchen	Main	12`3" x 8`8"
Living Room	Main	17`5" x 11`11"
Bedroom - Primary	Main	12`9" x 12`4"
Bedroom	Basement	17`9" x 11`9"
Game Room	Basement	26`4" x 11`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

7921223

Zoning:
R1

Remarks

Pub Rmks:

RV PARKING, A/C, DETACHED GARAGE, 4-BEDROOMS, UPDATED KITCHEN. Welcome to 235 Cornwall Drive, a charming bungalow in the heart of Thickwood! Nestled across the street from the stunning Birchwood Trail system, this home offers the perfect balance of nature and convenience. Boasting four bedrooms and an office, this home provides ample space for families or anyone looking for room to grow. The main level features an updated kitchen, beautifully finished with rich hardwood flooring, creating a warm and inviting atmosphere. The heated single garage, complete with an attached shed, ensures incredible storage solutions for all your needs. The partially finished basement is brimming with potential—just a few personal touches will transform it into a fantastic rec room or additional living space for your family. The fully landscaped lot includes a spacious backyard with a large deck perfect for entertaining and a cozy fire pit to enjoy on cool evenings. Additional updates include a new air conditioning unit in 2022 and a hot water tank replacement in 2023. The property also features RV parking, making it ideal for adventurers. Don't miss this opportunity to make 235 Cornwall Drive your home—a perfect blend of comfort, convenience, and outdoor lifestyle!

Inclusions:
Property Listed By:

**Fridge, stove, OTR microwave, dishwasher, washer and dryer, A/C, garage heater, current window coverings, fire pit
RE/MAX FORT MCMURRAY**

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







