



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**161 COWLEY Bay, Fort McMurray T9K 1G5**

MLS®#: **A2200706**

Area: **Thickwood**

Listing Date: **03/20/25**

List Price: **\$429,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$20k, 14-Apr**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Fort McMurray**

Year Built:

**1980**

Lot Information

Finished Floor Area

Lot Sz Ar:

**9,128 sqft**

Lot Shape:

Abv Sqft:

**1,304**

Low Sqft:

Ttl Sqft:

**1,304**

DOM

**50**

Layout

Beds:

**4 (3 1 )**

Baths:

**2.5 (2 1)**

Style:

**Bungalow**

Parking

Ttl Park:

**4**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**Back Yard,Front Yard,Landscaped,Lawn,Standard Shaped Lot,Street Lighting  
Alley Access,Double Garage Attached,Garage Faces Rear**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Microwave,Refrigerator,Stove(s),Washer**  
Int Feat: **Laminate Counters,See Remarks,Vinyl Windows**  
Utilities:

Room Information

Room	Level	Dimensions
2pc Ensuite bath	Main	7`0" x 3`0"
Bedroom	Main	9`6" x 10`10"
Dining Room	Main	9`5" x 10`1"
Living Room	Main	13`7" x 18`7"
Bedroom - Primary	Main	13`10" x 10`11"
4pc Bathroom	Basement	5`10" x 9`5"
Storage	Basement	3`0" x 5`0"

Room	Level	Dimensions
4pc Bathroom	Main	8`7" x 4`11"
Bedroom	Main	9`6" x 9`3"
Kitchen	Main	12`7" x 11`8"
Mud Room	Main	12`7" x 5`5"
Storage	Main	4`4" x 4`11"
Furnace/Utility Room	Basement	10`0" x 6`2"
Bedroom	Basement	8`4" x 24`10"

Den	Basement	12`9" x 11`9"	Game Room	Basement	17`11" x 13`3"
Family Room	Basement	22`10" x 10`7"	Legal/Tax/Financial		

Title:	Zoning:				
Fee Simple	R1				
Legal Desc:	7921223	Remarks			

Pub Rmks:	<p><b>Welcome to 161 Cowley Bay—A Timeless Retreat with Endless Possibilities! Nestled on a sprawling 9,128 sq. ft. pie-shaped lot, this charming bungalow blends warmth, character, and convenience. With four bedrooms plus den/office, two full baths, and a 2-piece ensuite, this 1,304 sq. ft. bungalow home (2581 sq. ft total living space) is designed for effortless family living. Step inside to discover hardwood floors and ceramic tile that flow seamlessly throughout the main level, bathed in natural light from generous windows. The heart of the home—the kitchen—features classic wood cabinetry and laminate countertops, offering both function and charm. A spacious dining area transitions effortlessly into the oversized living room, where a wood-burning fireplace creates a cozy ambiance for gatherings and cozying up on the couch after a long day. The main floor is complete with 3 generous sized bedrooms, including a generous sized primary bedroom with 2 piece ensuite and a full bathroom. Downstairs, a fully developed basement adds to the home’s appeal, boasting, NEW FLOORING, FRESH MOLDINGS , and a CRISP COAT OF PAINT, a perfect space for recreation, hobbies, or hosting guests. Completing the basement is a generous sized bedroom, office/den, one full 4 pc. bathroom, storage and an oversized family/rec room.. Outside, the double-car garage with alley access ensures ample parking and storage, while the expansive backyard offers endless possibilities for gardening, play, or outdoor entertaining. And with recent upgrades, including NEW EAVES AND SHINGLES (2024), peace of mind is built right in. Timeless, inviting, and brimming with potential—this is the perfect place to call home. Don’t miss your chance to make it yours—schedule a private tour today!</b></p>				
Inclusions:	<b>FRIDGE, STOVE, DISHWASHER, MICROWAVE, WASHER, DRYER, GARAGE HEATER, SHED, 2 GARAGE DOOR OPENERS AND ONE CONTROL</b>				
Property Listed By:	<b>COLDWELL BANKER UNITED</b>				

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

















