



THE
A-TEAM

**RE/MAX
FIRST**

199 CORNWALL Drive, Fort McMurray T9K 1G1

MLS® #: **A2209465**

Area: **Thickwood**

Listing Date: **04/09/25**

List Price: **\$370,000**

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

Lot Information

Lot Sz Ar:

6,049 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,111

Low Sqft:

Ttl Sqft:

1,111

DOM

10

Layout

Beds:

5 (3 2)

Baths:

2.5 (2 1)

Style:

Bungalow

Parking

Ttl Park:

4

Garage Sz:

Access:

Lot Feat:

Park Feat:

Back Lane,Back Yard,Front Yard,Garden,Landscaped,Lawn,Standard Shaped Lot,Views

Additional Parking,Alley Access,Driveway,Front Drive,Parking Pad,Rear Drive,RV Access/Parking,Side By Side,Stall

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Garden,Private Yard**

Construction:

Vinyl Siding

Flooring:

Tile,Vinyl Plank

Water Source:

Fnd/Bsmt:

Wood

Kitchen Appl:

Dishwasher,Microwave,Refrigerator,Stove(s),Washer/Dryer,Window Coverings

Int Feat:

Laminate Counters,No Smoking Home,Storage,Vinyl Windows

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Ensuite bath	Main	4`6" x 5`4"	4pc Bathroom	Main	6`3" x 7`5"
Bedroom	Main	10`4" x 9`0"	Bedroom	Main	10`2" x 10`1"
Kitchen	Main	12`9" x 17`7"	Living Room	Main	14`6" x 17`7"
Bedroom - Primary	Main	11`0" x 10`0"	4pc Bathroom	Basement	7`10" x 6`3"
Bedroom	Basement	10`2" x 13`0"	Bedroom	Basement	8`3" x 11`9"
Kitchen	Basement	7`4" x 11`0"	Laundry	Basement	8`9" x 4`0"
Laundry	Basement	5`3" x 9`9"	Game Room	Basement	16`5" x 27`0"

Furnace/Utility Room	Basement	8`8" x 7`5"	Legal/Tax/Financial
Title: Fee Simple		Zoning: R1	
Legal Desc:	7921223		Remarks
Pub Rmks:	Welcome to 199 Cornwall Drive: A beautifully updated raised bungalow perfectly positioned across from the scenic Birchwood Trails, offering direct access to year-round outdoor adventures including walking paths and cross-country skiing. From your front deck or through the living room window, take in peaceful views of the forest—your daily dose of nature right at your doorstep. This turn-key home offers exceptional outdoor space both front and back. Enjoy your morning coffee on the front deck or spend sunny afternoons in the expansive backyard, home to raspberry bushes, a crabapple tree, flower beds, and a vegetable garden. Parking is a dream with a single driveway in the front and a large rear driveway that fits up to three vehicles, including a camper or recreational toys—ideal for outdoor enthusiasts looking to skip the storage fees. Inside, new luxury vinyl plank flooring (2024) leads you into the cozy living room where a wood-burning fireplace creates a warm, welcoming vibe. The eat-in kitchen features ceiling-height cabinetry, stainless steel appliances (2022), and a sleek black sink—combining function and style in one inviting space. Down the hall, a refreshed four-piece bathroom with a new tub surround and paint complements the three upstairs bedrooms, including a spacious primary that easily accommodates a king-sized bed with its own two piece bathroom. The lower level, accessible through a separate back entry, offers incredible flexibility. The large family room has been fully renovated with new flooring, trim, ceiling tiles, LED lighting, and fresh paint—perfect for relaxing or entertaining. Two additional bedrooms and a full bathroom are located downstairs, along with a second kitchen featuring refinished cabinetry and counters, plus a second washer and dryer. Whether you're hosting extended family, welcoming long-term guests, or offering a rental space, this level is designed for comfort and privacy. With major updates already done—shingles (2022), hot water tank (2023), appliances (2022), and flooring (2024)—this home is ready for its next chapter. From its prime location to its thoughtful layout and generous outdoor space, 199 Cornwall Drive offers a lifestyle as peaceful as it is practical. Schedule your private showing today and experience this special home for yourself.		
Inclusions:	GAZEBO, SHED. WASHER + DRYER X2.		
Property Listed By:	The Agency North Central Alberta		

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











