



THE  
**A-TEAM**

**RE/MAX  
FIRST**

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

MLS®#: **A2217309**

Area: **Thickwood**

Listing Date: **05/02/25**

List Price: **\$500,000**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$10k, 30-Jun**

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:

**5,500 sqft**

Lot Shape:

Abv Sqft:

**1,252**

Low Sqft:

Ttl Sqft:

**1,252**

DOM

**68**

Layout

Beds:

**6 (3 3 )**

Baths:

**3.0 (3 0)**

Style:

**Bungalow**

Parking

Ttl Park:

**4**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**Back Lane,Cul-De-Sac,Front Yard,Private**

**Double Garage Attached,Driveway,Heated Garage**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Fireplace(s),Forced Air,Wood Stove**

Sewer:

Ext Feat: **Fire Pit,Private Yard,Storage**

Construction:

**Vinyl Siding**

Flooring:

**Linoleum,Tile,Vinyl Plank**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Bar Fridge,Dishwasher,Gas Cooktop,Microwave,Oven,Refrigerator,Washer/Dryer Stacked,Window Coverings**

Int Feat:

**Ceiling Fan(s),Central Vacuum,Dry Bar,Kitchen Island,No Animal Home,No Smoking Home,Quartz Counters,Storage,Sump Pump(s),Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>3pc Ensuite bath</b>	<b>Main</b>	<b>6`2" x 8`3"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`4" x 9`9"</b>
<b>Dining Room</b>	<b>Main</b>	<b>13`5" x 9`4"</b>
<b>Living Room</b>	<b>Main</b>	<b>13`1" x 16`9"</b>
<b>3pc Bathroom</b>	<b>Basement</b>	<b>6`2" x 6`5"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>12`8" x 8`6"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>9`6" x 10`11"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>4pc Bathroom</b>	<b>Main</b>	<b>6`2" x 6`7"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`3" x 9`11"</b>
<b>Kitchen</b>	<b>Main</b>	<b>13`8" x 10`4"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>13`8" x 11`5"</b>
<b>Other</b>	<b>Basement</b>	<b>4`6" x 10`2"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>9`6" x 9`8"</b>
<b>Family Room</b>	<b>Basement</b>	<b>13`9" x 16`2"</b>

Game Room  
Furnace/Utility Room

Basement  
Basement

12`9" x 11`7"  
13`7" x 5`7"

Storage

Basement

5`8" x 12`2"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**7921223**

Zoning:  
**R1**

Remarks

Pub Rmks:

**Welcome to 121 Cowley Bay: A beautifully renovated home that is move-in ready. Featuring a two-vehicle driveway leading to a double attached heated garage. As you enter the home, you're welcomed by a tiled front entryway and a generously sized closet for added convenience. Fresh paint throughout and newly retextured ceilings create a crisp, modern feel from the moment you step inside. Just a few steps down, the sunken living room invites you in with an abundance of natural light and a striking stone wood-burning fireplace—an ideal space to relax or entertain. The newly renovated open-concept kitchen is both stylish and functional, offering ample cabinet space, sleek quartz countertops, a modern honeycomb tile backsplash, and under-cabinet lighting that adds warmth and practicality. All-new stainless steel appliances complete the space, making it ready for everything from everyday meals to entertaining guests. To enhance the home's fresh and updated aesthetic, modern light fixtures have been installed throughout. Just off the dining area, you'll also find a convenient new washer and dryer on the main floor—adding everyday ease. There are three generously sized bedrooms on the main floor, along with a beautifully updated four-piece bathroom showcasing quartz countertops and a sleek tiled shower. The spacious primary bedroom includes a walk-in closet and a luxurious ensuite with quartz countertops, a large rainfall shower head, and elegant tile finishes. Downstairs, the fully finished basement offers even more space with three additional bedrooms and an updated three-piece bathroom. You'll also find a cozy sunken living area with a gas fireplace, and a stylish dry bar with granite countertops and a mini-fridge — perfect for entertaining. Step out onto the new covered back deck, complete with mesh screening for added comfort and year-round enjoyment. This inviting space overlooks a fully fenced backyard, featuring a freshly painted fence that adds a crisp, clean finish. A convenient back gate opens to a paved alley, making it easy to park a camper or other recreational vehicles.**

Inclusions:  
Property Listed By:

**MINI FRIDGE, GAS COOKTOP, MICROWAVE, OVEN, REFRIGERATOR, WASHER, DRYER, DISHWASHER  
The Agency North Central Alberta**

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













