



THE
A-TEAM

**RE/MAX
FIRST**

315 CORNWALL Drive, Fort McMurray T9K1G7

MLS®#: **A2226197**

Area: **Thickwood**

Listing Date: **05/30/25**

List Price: **\$499,900**

Status: **Pending**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

1979

Lot Information

Lot Sz Ar:

6,598 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,545

Low Sqft:

Ttl Sqft:

1,545

DOM

22

Layout

Beds:

5 (3 2)

Baths:

3.0 (3 0)

Style:

Bungalow

Parking

Ttl Park:

5

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Yard,Front Yard,Greenbelt,Landscaped

Double Garage Attached,Interlocking Driveway

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Other**

Construction:

Aluminum Siding ,Stone

Flooring:

Carpet,Laminate,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

See Remarks

Int Feat:

Breakfast Bar,Built-in Features,Double Vanity,Kitchen Island,No Animal Home,Open Floorplan,Quartz Counters

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Eat in Kitchen	Main	15`6" x 21`2"	Living Room	Main	16`11" x 14`5"
Bedroom - Primary	Main	14`8" x 11`7"	3pc Ensuite bath	Main	6`1" x 8`5"
5pc Bathroom	Main	4`10" x 8`5"	Bedroom	Main	11`5" x 12`11"
Bedroom	Main	12`4" x 9`5"	Game Room	Lower	20`0" x 25`7"
Den	Lower	12`9" x 14`0"	Bedroom	Lower	10`0" x 13`0"
Bedroom	Lower	10`2" x 13`0"	3pc Bathroom	Lower	6`4" x 11`3"
Storage	Lower	16`7" x 14`3"			

Title:
Fee Simple
Legal Desc:

Zoning:
R1

7921223

Remarks

Pub Rmks: **Welcome to 315 Cornwall Drive, a beautifully updated 1,500+ sq. ft. bungalow located in the heart of Thickwood, directly across from the stunning Birchwood Trail system. Sitting on a generous 6,500+ sq. ft. lot, this home offers the perfect combination of modern upgrades, functional layout, and proximity to nature. Step inside to discover an inviting open-concept main floor featuring: a huge eat-in kitchen complete with quartz countertops, subway tile backsplash, abundant cabinetry, stainless steel appliances, and tons of prep space. A sunken living room with a cozy decorative stone corner fireplace, perfect for relaxing evenings! You also have Main floor laundry just off the kitchen for added convenience. Access to the rear deck—a great setup for BBQs and entertaining. Updated main bathroom with dual sinks and modern finishes. A spacious primary bedroom with double closets and a private 3-piece ensuite. Two additional bedrooms complete the main floor! The fully finished basement features a massive rec/family room, offering endless possibilities for entertainment, games, or a home theatre. Two more bedrooms (4th & 5th), perfect for guests or a growing family + the third full bathroom. + Large storage/utility room to keep everything organized. Attached heated garage (19x23) provides secure parking and storage + Driveway with space for 3 vehicles. The home directly faces the Birchwood Trails, you'll have year-round access to walking, biking, and cross-country skiing. Enjoy living in a well-established neighborhood close to Schools, Parks, Shopping & Public transit. Don't miss out—book your private tour of 315 Cornwall Drive today!**

Inclusions: **Window Coverings, Fridge, Cooktop, Dishwasher, Microwave, Wall Oven, Washer, Dryer, Garage Heater, Garage overhead opener + 5 TV Mounting Brackets.**

Property Listed By: **COLDWELL BANKER UNITED**

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











