# \$370,000 - 199 Cornwall Drive, Fort McMurray

MLS® #A2209465

## \$370,000

5 Bedroom, 3.00 Bathroom, 1,111 sqft Residential on 0.14 Acres

Thickwood, Fort McMurray, Alberta

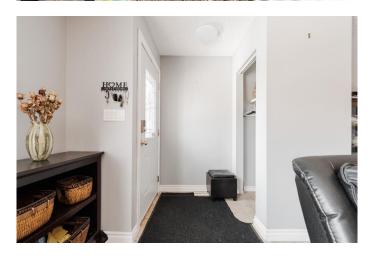
Welcome to 199 Cornwall Drive: A beautifully updated raised bungalow perfectly positioned across from the scenic Birchwood Trails, offering direct access to year-round outdoor adventures including walking paths and cross-country skiing. From your front deck or through the living room window, take in peaceful views of the forestâ€"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 toysâ€"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 sinkâ€"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 paintâ€"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 doneâ€"shingles (2022), hot water tank (2023), appliances (2022), and flooring (2024)â€"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.

Built in 1980

#### **Essential Information**

MLS® # A2209465
Price \$370,000
Bedrooms 5

3.00

Bathrooms 3. Full Baths 2

Half Baths 1

Square Footage 1,111 Acres 0.14

Year Built 1980

Type Residential Sub-Type Detached

Style Bungalow

Status Active

## **Community Information**

Address 199 Cornwall Drive

Subdivision Thickwood

City Fort McMurray

County Wood Buffalo

Province Alberta
Postal Code T9K 1G1

### **Amenities**

Parking Spaces 4

Parking Alley Access, Driveway, Front Drive, Parking Pad, RV Access/Parking,

Side By Side, Stall, Additional Parking, Rear Drive

Interior

Interior Features Laminate Counters, No Smoking Home, Storage, Vinyl Windows

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

Coverings

Heating Forced Air

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Wood Burning

Has Basement Yes

Basement Exterior Entry, Finished, Full, Suite

**Exterior** 

Exterior Features Garden, Private Yard

Lot Description Back Lane, Back Yard, Front Yard, Garden, Landscaped, Lawn, Views,

Standard Shaped Lot

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Wood

#### **Additional Information**

Date Listed April 9th, 2025

Days on Market 30 Zoning R1

## **Listing Details**

Listing Office The Agency North Central Alberta

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.