

# \$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 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.

Built in 1980

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2209465    |
| Price          | \$370,000   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| 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 Additional Parking, Alley Access, Driveway, Front Drive, Parking Pad, Rear Drive, RV Access/Parking, Side By Side, Stall

### 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, Standard Shaped Lot, Views  
Roof Asphalt Shingle  
Construction Vinyl Siding  
Foundation Wood

### Additional Information

Date Listed April 9th, 2025  
Days on Market 72  
Zoning R1

## Listing Details

Listing Office            The Agency North Central Alberta

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