

# \$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 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
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	75
Zoning	R1

**Listing Details**

Listing Office                    The Agency North Central Alberta

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