# **\$362,000 - 156 Cowley Bay, Fort McMurray**

MLS® #A2250294

### \$362,000

4 Bedroom, 3.00 Bathroom, 2,029 sqft Residential on 0.15 Acres

Thickwood, Fort McMurray, Alberta

This rare 2-level above-grade home is tucked away on a popular, family-friendly cul-de-sac in Thickwoodâ€"just a short walk to schools, parks, Birchwood trail access a block away, and everyday conveniences nearby. With its unique layout, generous living space, and incredible outdoor amenities, this property has so much potential- With a little TLC and a few updates this home will truly be a standout. The massive south-facing backyard is fully fenced, beautifully landscaped, and complete with mature trees, a manicured lawn, firepit, and a storage shed. Whether you're entertaining, gardening, or simply giving kids and pets space to play, this yard offers it all. Parking is never an issue with a double front driveway and an attached heated drive-through garage with direct home access. Inside, the lower level welcomes you with a spacious recreation room featuring a cozy gas fireplace and rough-in for a future wet bar. A large bedroom (or office) with its own half bath and patio doors to the freshly stained deck makes for a perfect private retreat. This level also offers a laundry room, utility room, and a convenient mudroom with garage access. Upstairs, natural light fills the inviting living and dining areas, where patio doors lead to a wrap-around balcony overlooking the central green spaceâ€"a neighborhood hub where kids love to play. The functional kitchen features warm wood cabinet doors and a second fridge, while three bedrooms, including a primary suite with ensuite, provide plenty of







space for the family. An additional full bathroom completes this level. Updates include FRESH PAINT throughout most of the home, vinyl windows at the rear, and SHINGLES REPLACED 2017. The furnace has been recently inspected by ATCO, giving added peace of mind. With just a few finishing touches like new carpet, this home has the potential to truly shine.

Built in 1979

#### **Essential Information**

MLS® # A2250294 Price \$362,000

Bedrooms 4

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 2,029 Acres 0.15

Year Built 1979

Type Residential

Sub-Type Detached

Style 2 Storey

Status Active

## **Community Information**

Address 156 Cowley Bay

Subdivision Thickwood

City Fort McMurray
County Wood Buffalo

Province Alberta
Postal Code T9K 1G5

#### **Amenities**

Parking Spaces 3

Parking Driveway, Heated Garage, Single Garage Attached

# of Garages 1

#### Interior

Interior Features See Remarks

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

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Basement None

#### **Exterior**

Exterior Features Balcony, Fire Pit, Garden

Lot Description Back Yard

Roof Asphalt Shingle

Construction Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed August 22nd, 2025

Days on Market 66

Zoning R1

## **Listing Details**

Listing Office COLDWELL BANKER UNITED

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