

# \$279,500 - 225 Cardinal Drive, Fort McMurray

MLS® #A2260356

## \$279,500

4 Bedroom, 3.00 Bathroom, 1,284 sqft

Residential on 0.14 Acres

Thickwood, Fort McMurray, Alberta

Welcome to this charming bi-level home perfectly situated on a spacious corner lot with direct access to the Birchwood trails. Inside, youâ€™ll find a bright, open-concept main floor anchored by a cozy wood-burning fireplace in the living room. The kitchen offers plenty of space to gather with ample counter space and a large eatup island. The main level also features three generously sized bedrooms, including a primary suite with its own 2-piece ensuite. Downstairs, the fully finished basement has a unique mid-century feel, highlighted by a retro-style wet bar in the spacious living room, another wood-burning fireplace, and Teakwood sauna. A large bedroom, utility/storage area, and a mudroom with ample closet space complete the lower level. Outdoors, enjoy a heated double attached garage, upper and lower decks with a gazebo, gas hookups for your BBQ, an 8x10 shed, and plenty of room for RV parking. Conveniently located across from greenbelt and near schools, shopping, restaurants, and city transit, this property combines character, comfort, and accessibility. Call to book your viewing today!

Built in 1980

## Essential Information

MLS® # A2260356

Price \$279,500



Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,284
Acres	0.14
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	225 Cardinal Drive
Subdivision	Thickwood
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 1H9

### **Amenities**

Parking Spaces	5
Parking	Double Garage Attached, Heated Garage, Garage Faces Front
# of Garages	2

### **Interior**

Interior Features	Bar, French Door, Kitchen Island, Open Floorplan, Sauna
Appliances	See Remarks
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Lighting
Lot Description	Back Yard, Corner Lot, Front Yard, Landscaped, Street Lighting

Roof	Asphalt Shingle
Construction	Stucco
Foundation	Wood

**Additional Information**

Date Listed	September 25th, 2025
Days on Market	1
Zoning	R1

**Listing Details**

Listing Office	EXP REALTY
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