

# \$425,000 - 275 Cornwall Drive, Fort McMurray

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MLS® #A2222222

**\$425,000**

4 Bedroom, 4.00 Bathroom, 1,308 sqft

Residential on 0.17 Acres

Thickwood, Fort McMurray, Alberta

GET READY! GET SET! GO! This beauty is a rare find and is the perfect family home. The sellers have done lots of renovations! Brand new vinyl plank flooring throughout the main levels, (2025 by Pacific Interiors), Shingles were replaced in 2018, furnace replaced and hot water tank approx. 8 years ago, freshly painted in neutral colors. This home is offers lots of character and has not only a big kitchen but vaulted ceilings open to above with a mezzanine style dining and kitchen. There are 3 generous sized bedrooms upstairs with 2 bathrooms. The lower level has another bedroom, bathroom, family room and direct access to the garage, the basement level features another room, which could be storage, a flex room. The backyard is huge and is great for kids or pets or just hanging out and enjoying Mother nature! Looking for a tranquil location at a price that won't break the bank? Then look no further you found it! ACT FAST this one is going to go quick!

Built in 1980

## Essential Information

MLS® #	A2222222
Price	\$425,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	1,308



Acres	0.17
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### **Community Information**

Address	275 Cornwall Drive
Subdivision	Thickwood
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 1G7

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Driveway
# of Garages	2

### **Interior**

Interior Features	High Ceilings, Open Floorplan
Appliances	See Remarks
Heating	Floor Furnace, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None
Lot Description	Views
Roof	Asphalt Shingle
Construction	See Remarks
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 16th, 2025
Days on Market	3
Zoning	R1

## **Listing Details**

Listing Office	RE/MAX Connect
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