

**161 Cowley Bay  
Fort McMurray, Alberta**

**MLS # A2231477**



# \$424,999

<b>Division:</b>	Thickwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,305 sq.ft.	<b>Age:</b>	1980 (45 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Attached, Garage Faces Rear		
<b>Lot Size:</b>	0.21 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Lawn, Standard Shaped Lot, Street Light		

<b>Heating:</b>	Forced Air, Natural Gas, Wood	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, See Remarks, Vinyl Windows		

**Inclusions:** FRIDGE, STOVE, DISHWASHER, MICROWAVE, WASHER, DRYER, GARAGE HEATER, SHED, 2 GARAGE DOOR OPENERS AND ONE CONTROL

Welcome to 161 Cowley Bay. A spacious Bungalow on a beautiful pie shaped lot Nestled in a quiet bay on an impressive 9,128 sq. ft. pie shaped lot, this warm and welcoming bungalow offers a perfect blend of comfort, space, and potential. With 4 bedrooms plus a den/office, 3 bathrooms, and over 2,500 SF of total living space, this home is designed to adapt to the needs of a growing family or anyone seeking flexible living options. Step inside to find hardwood and ceramic tile flooring throughout the main level, complemented by large windows that fill the home with natural light. The classic kitchen features wood cabinetry and functional ample countertop space, flowing into a generous dining area and an inviting living room centered around a wood burning fireplace. Ideal for cozy nights and casual gatherings. The main floor also includes three well sized bedrooms, including a spacious primary with a convenient 2-piece ensuite, main floor laundry, plus a full bathroom for family or guests. Downstairs, the fully finished basement has been refreshed with NEW FLOORING, TRIM, AND FRESH PAINT, offering even more living space. Here you'll find a large rec room, a fourth bedroom, a den/home office, another full bathroom, and plenty of storage. Such a perfect space for family game nights, hobbies, or hosting guests. Outside, enjoy the privacy of a fully fenced backyard with back alley access, a double detached garage, and room for RV parking, play space, gardening, or future development. Recent updates include NEW SHINGLES AND EAVES (2024), ensuring peace of mind for years to come. Located in Thickwood, one of Fort McMurray's most established and vibrant neighbourhoods, this home is steps away from scenic green spaces, top rated schools, and everyday amenities. Residents enjoy nearby parks, sports fields, shopping, pubs, and the

beloved Birchwood Trails, perfect for hiking, biking, or skiing. The community also features an off leash dog park, outdoor gym, and the Centerfire Place arena for year round activities. Whether you're raising a family, downsizing, or investing in your future, 161 Cowley Bay offers the perfect blend of home, community, and opportunity. Book your private showing today and see all that this wonderful home and neighbourhood has to offer!