

**247 Cornwall Drive  
Fort McMurray, Alberta**

**MLS # A2281492**

**\$479,900**



<b>Division:</b>	Thickwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,220 sq.ft.	<b>Age:</b>	1979 (47 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Front Drive, Single Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Front Yard, Landscaped, Rectangular Lot, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Closet Organizers		

**Inclusions:** Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Basement Fridge, Window Coverings, Central Air, Basement Fridge, Basement Couch

Tucked away in Thickwood and FACING the Birchwood Trails, this gorgeous 4+1 BEDROOM bungalow is move-in ready with tons of updates! The bright and spacious main floor features ALL NEW FLOORING (2024) and an open-concept layout you'll love. You'll be impressed the minute you step inside by the RENOVATED KITCHEN (2024) with crisp white cabinets, butcher block countertops, NEW APPLIANCES (2024), and a stunning wooden beam that pulls the space together. The kitchen overlooks the dining room and living room with BUILT-IN SHELVES, making this the perfect family and entertaining space. Down the hall are FOUR (4) BEDROOMS and a 4 PIECE BATHROOM, including the primary bedroom with its very own 2 PIECE ENSUITE. The fully renovated basement offers a HUGE FAMILY ROOM with an ELECTRIC FIREPLACE—perfect for movie nights or for the kids to burn off some energy. The basement also features a LARGE BEDROOM that could easily be split into two bedrooms, a 3 piece bathroom, laundry room, and a storage room for all your seasonal decor. Outside, you'll find a GREAT SIZED BACKYARD with NEW FENCING and a DECK to enjoy the warm weather. And speaking of warm weather, this home includes CENTRAL AIR (2021) for when summer finally arrives. With a SINGLE GARAGE and PARKING FOR FOUR MORE VEHICLES, this home truly CHECKS ALL THE BOXES. DON'T WALK — RUN!