

**247 Cornwall Drive
Fort McMurray, Alberta**

MLS # A2281492



\$479,900

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

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl, Vinyl Plank	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	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 décor. 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!