

\$370,000 - 199 Cornwall Drive, Fort McMurray

MLS® #A2209465

\$370,000

5 Bedroom, 3.00 Bathroom, 1,111 sqft
Residential on 0.14 Acres

Thickwood, Fort McMurray, Alberta

Welcome to 199 Cornwall Drive: A beautifully updated raised bungalow perfectly positioned across from the scenic Birchwood Trails, offering direct access to year-round outdoor adventures including walking paths and cross-country skiing. From your front deck or through the living room window, take in peaceful views of the forest—your daily dose of nature right at your doorstep.

This turn-key home offers exceptional outdoor space both front and back. Enjoy your morning coffee on the front deck or spend sunny afternoons in the expansive backyard, home to raspberry bushes, a crabapple tree, flower beds, and a vegetable garden. Parking is a dream with a single driveway in the front and a large rear driveway that fits up to three vehicles, including a camper or recreational toys—ideal for outdoor enthusiasts looking to skip the storage fees.

Inside, new luxury vinyl plank flooring (2024) leads you into the cozy living room where a wood-burning fireplace creates a warm, welcoming vibe. The eat-in kitchen features ceiling-height cabinetry, stainless steel appliances (2022), and a sleek black sink—combining function and style in one inviting space. Down the hall, a refreshed four-piece bathroom with a new tub surround and paint complements the three upstairs bedrooms, including a spacious primary that easily accommodates a king-sized bed with its



own two piece bathroom.

The lower level, accessible through a separate back entry, offers incredible flexibility. The large family room has been fully renovated with new flooring, trim, ceiling tiles, LED lighting, and fresh paintâ€”perfect for relaxing or entertaining. Two additional bedrooms and a full bathroom are located downstairs, along with a second kitchen featuring refinished cabinetry and counters, plus a second washer and dryer. Whether you're hosting extended family, welcoming long-term guests, or offering a rental space, this level is designed for comfort and privacy.

With major updates already doneâ€”shingles (2022), hot water tank (2023), appliances (2022), and flooring (2024)â€”this home is ready for its next chapter. From its prime location to its thoughtful layout and generous outdoor space, 199 Cornwall Drive offers a lifestyle as peaceful as it is practical.

Schedule your private showing today and experience this special home for yourself.

Built in 1980

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2209465 |
| Price | \$370,000 |
| Bedrooms | 5 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,111 |
| Acres | 0.14 |
| Year Built | 1980 |
| Type | Residential |
| Sub-Type | Detached |

| | |
|--------|----------|
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 199 Cornwall Drive |
| Subdivision | Thickwood |
| City | Fort McMurray |
| County | Wood Buffalo |
| Province | Alberta |
| Postal Code | T9K 1G1 |

Amenities

| | |
|----------------|--|
| Parking Spaces | 4 |
| Parking | Additional Parking, Alley Access, Driveway, Front Drive, Parking Pad, Rear Drive, RV Access/Parking, Side By Side, Stall |

Interior

| | |
|-------------------|---|
| Interior Features | Laminate Counters, No Smoking Home, Storage, Vinyl Windows |
| Appliances | Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating | Forced Air |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Wood Burning |
| Has Basement | Yes |
| Basement | Exterior Entry, Finished, Full, Suite |

Exterior

| | |
|-------------------|--|
| Exterior Features | Garden, Private Yard |
| Lot Description | Back Lane, Back Yard, Front Yard, Garden, Landscaped, Lawn, Standard Shaped Lot, Views |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding |
| Foundation | Wood |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | April 9th, 2025 |
| Days on Market | 73 |
| Zoning | R1 |

Listing Details

Listing Office The Agency North Central Alberta

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