

# \$489,000 - 283 Cornwall Drive, Fort McMurray

MLS® #A2205230

**\$489,000**

6 Bedroom, 2.00 Bathroom, 1,038 sqft  
Residential on 0.14 Acres

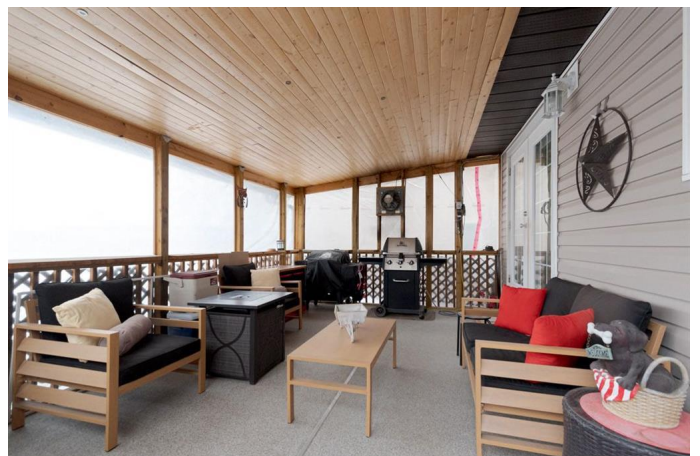
Thickwood, Fort McMurray, Alberta

Welcome to 283 Cornwall Drive: A well-loved and beautifully maintained home in a picturesque setting, ready for its next chapter. Overlooking the Birchwood Trails through large, updated windows, this charming property offers a spacious, fully fenced backyard, a long driveway leading to a heated double garage, and thoughtful updates—including a stunning new bathroom. If you're searching for a home that blends comfort, function, and natural beauty, this is one to add to your must-see list.

The home's curb appeal is enhanced by updated vinyl siding and windows (2014), along with an interlocking brick driveway that comfortably accommodates four vehicles. The driveway extends to the rear of the property, leading to a heated double-car garage—perfect for storage, a workshop, or keeping your vehicles warm in the winter.

Inside, an inviting open-concept living space awaits. The kitchen features refinished cabinets, bright white appliances, and a large island, seamlessly flowing into the dining and living areas. From the dining room, garden doors lead to a screened-in back porch, offering a bug-free retreat to enjoy the warmer months while overlooking the beautiful backyard.

The main floor is home to three bedrooms and a stunningly renovated four-piece bathroom,



complete with a free-standing tub, glass shower, updated vanity, modern lighting, and vinyl flooring.

Downstairs, the lower level is bright and spacious, featuring three additional bedrooms, a three-piece bathroom, and a large family room with oversized windows that flood the space with natural light. Whether you need extra room for a growing family, a home office, hobby space, or additional storage, this home offers incredible flexibility to suit your needs.

The backyard is a private oasis, complete with a stone patio and fireplace—perfect for summer nights with family and friends as well as a pad for a future pool and a gas line to heat it. Behind the garage, an oversized shed with an overhead door adds even more storage options and the home is also equipped with central a/c.

Nestled in one of Thickwood's™ most peaceful settings, this home sits directly across from the Birchwood Trails and the new Fire Smart demonstration park, offering unparalleled access to nature and outdoor activities. Don't miss this incredible opportunity—schedule your private tour today.

Built in 1979

### **Essential Information**

MLS® #	A2205230
Price	\$489,000
Bedrooms	6
Bathrooms	2.00
Full Baths	2
Square Footage	1,038
Acres	0.14
Year Built	1979

Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	283 Cornwall Drive
Subdivision	Thickwood
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 1G7

### **Amenities**

Parking Spaces	6
Parking	Double Garage Detached, Driveway, Front Drive, Garage Faces Front, Heated Garage, Insulated, Interlocking Driveway, Parking Pad, RV Access/Parking, Side By Side, Tandem
# of Garages	2

### **Interior**

Interior Features	Kitchen Island, Open Floorplan, Soaking Tub, Storage
Appliances	Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard, Storage
Lot Description	Back Yard, Front Yard, Private, Views
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Wood

### **Additional Information**

Date Listed March 26th, 2025

Days on Market 23

Zoning R1

## **Listing Details**

Listing Office The Agency North Central Alberta

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