

\$529,900 - 315 Cornwall Drive, Fort McMurray

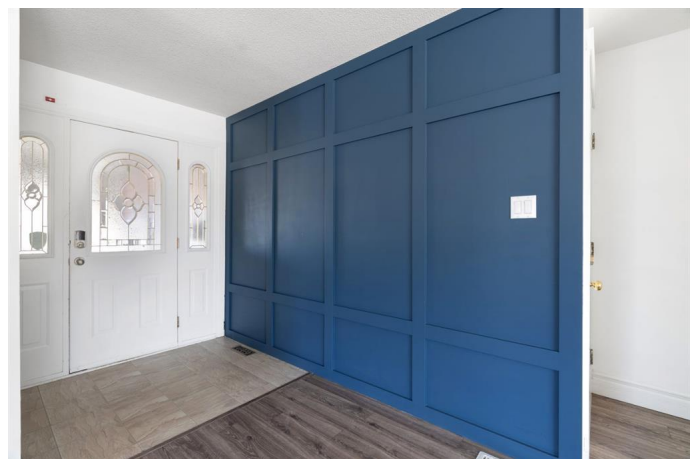
MLS® #A2211563

\$529,900

5 Bedroom, 3.00 Bathroom, 1,545 sqft
Residential on 0.15 Acres

Thickwood, Fort McMurray, Alberta

Welcome to 315 Cornwall Drive, a beautifully updated 1,500+ sq. ft. bungalow located in the heart of Thickwood, directly across from the stunning Birchwood Trail system. Sitting on a generous 6,500+ sq. ft. lot, this home offers the perfect combination of modern upgrades, functional layout, and proximity to nature. Step inside to discover an inviting open-concept main floor featuring: a huge eat-in kitchen complete with quartz countertops, subway tile backsplash, abundant cabinetry, stainless steel appliances, and tons of prep space. A sunken living room with a cozy decorative stone corner fireplace, perfect for relaxing evenings! You also have Main floor laundry just off the kitchen for added convenience. Access to the rear deck—a great setup for BBQs and entertaining. Updated main bathroom with dual sinks and modern finishes. A spacious primary bedroom with double closets and a private 3-piece ensuite. Two additional bedrooms complete the main floor! The fully finished basement features a massive rec/family room, offering endless possibilities for entertainment, games, or a home theatre. Two more bedrooms (4th & 5th), perfect for guests or a growing family + the third full bathroom. + Large storage/utility room to keep everything organized. Attached heated garage (19x23) provides secure parking and storage + Driveway with space for 3 vehicles. The home directly faces the Birchwood Trails, you'll have year-round access to walking, biking, and cross-country



skiing. Enjoy living in a well-established neighborhood close to Schools, Parks, Shopping & Public transit. Donâ€™t miss outâ€”book your private tour of 315 Cornwall Drive today!

Built in 1979

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2211563 |
| Price | \$529,900 |
| Bedrooms | 5 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,545 |
| Acres | 0.15 |
| Year Built | 1979 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 315 Cornwall Drive |
| Subdivision | Thickwood |
| City | Fort McMurray |
| County | Wood Buffalo |
| Province | Alberta |
| Postal Code | T9K1G7 |

Amenities

| | |
|----------------|---|
| Parking Spaces | 5 |
| Parking | Double Garage Attached, Interlocking Driveway |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Breakfast Bar, Built-in Features, Double Vanity, Kitchen Island, No Animal Home, Open Floorplan, Quartz Counters |
| Appliances | See Remarks |

| | |
|-----------------|--|
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Decorative, Living Room, Stone, Wood Burning |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--|
| Exterior Features | Other |
| Lot Description | Back Yard, Front Yard, Greenbelt, Landscaped |
| Roof | Asphalt Shingle |
| Construction | Aluminum Siding, Stone |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 14th, 2025 |
| Days on Market | 23 |
| Zoning | R1 |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | COLDWELL BANKER UNITED |
|----------------|------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.