

239 Cornwall Drive
Fort McMurray, Alberta

MLS # A2160556



\$434,900

Division:	Thickwood		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,302 sq.ft.	Age:	1979 (45 yrs old)
Beds:	4	Baths:	2
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
Lot Size:	0.14 Acre		
Lot Feat:	Greenbelt, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Wood	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, stove, OTR microwave, dishwasher, washer and dryer, Central vac w/ attachments, window coverings

Welcome home! This home has pride of ownership written all over it and is located across from the stunning Birchwood Trails! With over 1,300 sqft above grade and 1,281 sqft of finished space in the basement, this home is perfect for any family. This home has been well-maintained with updates such as the furnace (2006), shingles (2015), and fresh paint, ensuring your peace of mind. The main floor boasts three large bedrooms, a full bathroom, a formal dining room and a large living space. The kitchen has tons of counter space and storage as well. The basement is perfect for entertaining as it has a massive rec/family room with a pool table and the basement is finished off with a bedroom, full bathroom a gas fireplace and large laundry room. Located across from some of Fort McMurray's most pristine trails where you can enjoy different sports year around.