

315 Cornwall Drive
Fort McMurray, Alberta

MLS # A2226197



\$499,900

Division:	Thickwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,545 sq.ft.	Age:	1979 (46 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Interlocking Driveway		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Front Yard, Greenbelt, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Aluminum Siding , Stone	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Double Vanity, Kitchen Island, No Animal Home, Open Floorplan, Quartz Counters		

Inclusions: Window Coverings, Fridge, Cooktop, Dishwasher, Microwave, Wall Oven, Washer, Dryer, Garage Heater, Garage overhead opener + 5 TV Mounting Brackets.

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. Don’t miss out—book your private tour of 315 Cornwall Drive today!