

# \$425,000 - 275 Cornwall Drive, Fort McMurray

MLS® #A2222222

**\$425,000**

4 Bedroom, 3.00 Bathroom, 1,357 sqft  
Residential on 0.17 Acres

Thickwood, Fort McMurray, Alberta

Welcome to 275 Cornwall Drive, out your front door is the Birchwood Trails, and is within walking distance to schools, shopping, bus route and all amenities, This home is the PERFECT family home. The sellers have done lots of renovations! Brand new vinyl plank flooring throughout the main levels, (2025 by Pacific Interiors), Shingles were replaced in 2018 and brand new siding by East Coast Exteriors (2025), freshly painted in neutral colors (2025). This home is offers lots of character and has not only a big kitchen but vaulted ceilings open to above with a mezzanine style dining and kitchen. There are 3 generous sized bedrooms upstairs with 2 bathrooms. The lower level has another bedroom, bathroom, family room and direct access to the garage, the basement level features another room, which could be storage, a flex room. The backyard is huge and is great for kids or pets or just hanging out and enjoying Mother nature! Looking for a tranquil location at a price that won't break the bank? Then look no further you found it! ACT FAST this one is going to go quick!



Built in 1980

## Essential Information

MLS® #	A2222222
Price	\$425,000
Bedrooms	4

Bathrooms	3.00
Full Baths	3
Square Footage	1,357
Acres	0.17
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### **Community Information**

Address	275 Cornwall Drive
Subdivision	Thickwood
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 1G7

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Driveway
# of Garages	2

### **Interior**

Interior Features	High Ceilings, Open Floorplan
Appliances	See Remarks
Heating	Floor Furnace, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None
Lot Description	Views
Roof	Asphalt Shingle
Construction	See Remarks

Foundation            Poured Concrete

### **Additional Information**

Date Listed            May 16th, 2025

Days on Market        8

Zoning                 R1

### **Listing Details**

Listing Office           RE/MAX Connect

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