

# \$499,900 - 315 Cornwall Drive, Fort McMurray

MLS® #A2226197

**\$499,900**

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 deckâ€”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, youâ€™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® #	A2226197
Price	\$499,900
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, Wood Burning, Stone
Has Basement	Yes
Basement	Finished, Full

## Exterior

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

## Additional Information

Date Listed	May 30th, 2025
Days on Market	29
Zoning	R1

## Listing Details

Listing Office	COLDWELL BANKER UNITED
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