

\$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 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, 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. Don't miss out"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	Living Room, Stone, Wood Burning, Decorative
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	May 30th, 2025
Days on Market	17
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.