



GRASSROOTS
REALTY GROUP

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**191 Cardinal Drive
Fort McMurray, Alberta**

MLS # A2248233



\$379,900

Division:	Thickwood		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,111 sq.ft.	Age:	1980 (45 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Off Street, RV Access/Parking		
Lot Size:	0.18 Acre		
Lot Feat:	Landscaped		

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

Inclusions: fridge, stove, washer, dryer, all window coverings, central a/c, shed, cabinets in family room

OPPORTUNITY KNOCKS! WOW! RV PARKING AMAZING BACKYARD! ALL DONE FOR YOU! This beautiful bi level located in Cornerbrook of Thickwood is only steps away from the Birchwood Trails, schools, shopping, bus route, shopping and more! In side this inviting foyer you can go up or down. On the main floor you are surrounded with fresh paint, newer laminate flooring, refreshed white kitchen with lots of storage, and a spacious dining area. The living room boats big windows letting lots of natural light in. The back entrance leads to a huge deck overlooking a massive fenced yard which is PERFECT for the kids, pets or just hanging out with friends. Recent updates include new engineered 35 year shingles (2014) eavestrough (2025) and hot water tank (2021) furnace (Apr 2025), epoxy floor in the basement bedroom, new weeping tile installed and granite rock installed around the yard / foundation. Some of the windows were replace by the previous owners and that flood the home with natural light, making the home very warm and bright. The seller has a few touches they will finish (trim, baseboards, painting) If you are looking for a move in ready home, then come check this one out. Situated in one of Fort McMurray's sought out neighborhoods to live. Seller will provide PWF Engineering Certificate dated July 31, 2012. If this home sounds like something that works for you and you want to build your DREAM Garage, then come check out 191 Cardinal Dr. CALL today and START PACKING!