



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**156 Cowley Bay**  
**Fort McMurray, Alberta**

**MLS # A2250294**



**\$369,900**

<b>Division:</b>	Thickwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,029 sq.ft.	<b>Age:</b>	1979 (46 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, Heated Garage, Single Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete, Slab	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** fridgex2, stove, microwave, dishwasher, stand up freezer, portable ac units (2), washer, dryer, shed, 2 garage remotes, garage heater

This rare 2-level above-grade home is tucked away on a popular, family-friendly cul-de-sac in Thickwood—just a short walk to schools, parks, Birchwood trail access a block away, and everyday conveniences nearby. With its unique layout, generous living space, and incredible outdoor amenities, this property has so much potential- With a little TLC and a few updates this home will truly be a standout. The massive south-facing backyard is fully fenced, beautifully landscaped, and complete with mature trees, a manicured lawn, firepit, and a storage shed. Whether you’re entertaining, gardening, or simply giving kids and pets space to play, this yard offers it all. Parking is never an issue with a double front driveway and an attached heated drive-through garage with direct home access. Inside, the lower level welcomes you with a spacious recreation room featuring a cozy gas fireplace and rough-in for a future wet bar. A large bedroom (or office) with its own half bath and patio doors to the freshly stained deck makes for a perfect private retreat. This level also offers a laundry room, utility room, and a convenient mudroom with garage access. Upstairs, natural light fills the inviting living and dining areas, where patio doors lead to a wrap-around balcony overlooking the central green space—a neighborhood hub where kids love to play. The functional kitchen features warm wood cabinet doors and a second fridge, while three bedrooms, including a primary suite with ensuite, provide plenty of space for the family. An additional full bathroom completes this level. Updates include FRESH PAINT throughout most of the home, vinyl windows at the rear, and SHINGLES REPLACED 2017. The furnace has been recently inspected by ATCO, giving added peace of mind. With just a few finishing touches like new carpet, this home has the potential to truly shine.

Copyright (c) 2025 . Listing data courtesy of COLDWELL BANKER UNITED. Information is believed to be reliable but not guaranteed.