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156 Cowley Bay Fort McMurray, Alberta

MLS # A2250294



\$359,900

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

Heating: Water: Forced Air, Natural Gas Floors: Sewer: Carpet, Laminate, Linoleum Roof: Condo Fee: Asphalt Shingle **Basement:** LLD: None Exterior: Zoning: Wood Frame R1 Foundation: **Poured Concrete Utilities:**

Features: See Remarks

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

Open House Sat, NOV 29th 12-2pm | MASSIVE LOT WITH DRIVE -THROUGH GARAGE AND POTENTIAL FOR A SECOND GARAGE!! LOCATED ACROSS FROM GREENSPACE, This unique 2-level above-grade home is a real gem- tucked away on a popular, FAMILY FRIENDLY CULDESAC in Thickwood— just a short walk to schools, parks, BIRCHWOOD TRAIL ACCESS a block away, and everyday conveniences nearby. With its rare layout, generous living space, and incredible outdoor amenities, this home has been so well cared for and it shows. 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

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