



GRASSROOTS
REALTY GROUP

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223 Cornwall Drive
Fort McMurray, Alberta

MLS # A2271609



\$549,900

Division:	Thickwood		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,222 sq.ft.	Age:	1980 (45 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.19 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Quartz Counters, Vinyl Windows		

Inclusions: SHED

Welcome to 223 Cornwall Drive — fully renovated and steps from the Birchwood Trails on a large corner lot. Whether it's the oversized 8000 sqft + corner lot with ample parking directly across from the Birchwood Trails (arguably one of the nicest views in the area) or the extensive full renovation throughout, this 5-bed, 3-bath home checks a lot of boxes. Upstairs features two fully renovated bathrooms (2025) and a brand-new kitchen (2025), giving the main floor a fresh, modern look and feel. Start your mornings with a sunrise through the trees from the large bay window in the living room, then enjoy the SW-facing backyard for gardening, relaxing, or future possibilities. Some even suggest the potential for a second garage—buyer to verify with the municipality. The NE-facing attached heated double garage stays cooler on hot days, and both adjacent streets are on a city-maintained bus route, making access simple year-round. This home has been fully renovated with a long list of upgrades: new driveway (2024), garage door (2024), front and rear entry doors (2025), rebuilt back deck (2024), solid-core interior doors (2025), new upstairs flooring (2025), and brand-new/unused appliances including washer, dryer, fridge, dishwasher, range with air-fryer, and hood fan. Furnace (2016). Shingles and roof sheathing (2013). The basement offers a massive rec room and a den, giving you even more functional living space. Available now! Come take a look at this fully renovated, move-in-ready home in one of Fort McMurray's most desirable locations. Call for your personal showing today !!!!