



**156 Cowley Bay
Fort McMurray, Alberta**

MLS # A2286686



\$359,900

Division:	Thickwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,029 sq.ft.	Age:	1979 (47 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Driveway, Heated Garage, Single Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard		

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

Inclusions: fridgex2, stove, otr microwave, washer, dryer, portable dishwasher, portable a/c units (2), stand up freezer, shed, garage heater (as is)

This unique 2-level above-grade home is a real gem- 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 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, 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 neighbourhood 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 an 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. A fantastic opportunity to own a well-maintained home at an affordable price, with room to add your

personal style and elevate its aesthetic appeal.