



**195 Cornwall Drive  
Fort McMurray, Alberta**

**MLS # A2292587**



**\$460,000**

<b>Division:</b>	Thickwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,162 sq.ft.	<b>Age:</b>	1979 (47 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	220 Volt Wiring, Additional Parking, Double Garage Detached, Driveway, Garage		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Greenbelt, Interior Lot, Landscaped, Lawn, Level, Private		

<b>Heating:</b>	Forced Air, Natural Gas, Wood, Wood Stove	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island, Natural Woodwork, Open Floorplan, Storage, Vinyl Windows		

**Inclusions:** Fridge, Stove, Range hood, Microwave, Dishwasher, Washer, dryer, window coverings, mirror in basement bedroom, garage opener, garage remote

Welcome to 195 Cornwall Drive; Framed by mature trees and located directly across from the greenbelt, this charming 5 bedroom, 2.5 bathroom home offers an incredible combination of space, updates, and character. From the moment you arrive, the home makes a beautiful first impression. The exterior was completely refreshed in 2020 with new siding, stone detailing, shingles, windows, and upgraded "foam insulation, while warm wood accents add charm and personality to the facade. Inside, the home feels bright, welcoming, and functional. Hardwood flooring runs through the main living room, while new wide plank luxury vinyl plank has been installed in the kitchen and basement for a clean, modern touch. The U-shaped kitchen offers excellent prep space and flows easily into the dining area, where updated lighting and bright sliding patio doors lead directly out to the large rear deck—perfect for summer BBQs or simply enjoying the backyard views. Upstairs you'll find three bedrooms, including the primary bedroom with its own convenient 2-piece ensuite, along with a well-appointed 4-piece main bathroom. The lower level is the definition of cozy, featuring a welcoming family room centered around a wood-burning stove. Large windows keep the space feeling bright while the plaster ceiling and wood accents add warmth and character that truly makes this level feel like the perfect place to unwind. Two additional generously sized bedrooms are located on this level, along with a 3-piece bathroom, a combined laundry/utility room, and plenty of storage. Outside, the fully fenced backyard offers great space to enjoy with a large deck, fire pit area, and southwest exposure that captures all-day sunshine. The heated double detached garage is a fantastic bonus, complete with 220V power and additional parking beside it. With its unbeatable

location across from the greenbelt, thoughtful updates, and warm, inviting character throughout, this home offers exceptional value and the cozy charm Thickwood is known for Schedule your private showing today!