



**126 Cornwall Drive
Fort McMurray, Alberta**

MLS # A2294448



\$274,900

Division:	Thickwood		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,008 sq.ft.	Age:	1979 (47 yrs old)
Beds:	4	Baths:	2
Garage:	Stall		
Lot Size:	0.09 Acre		
Lot Feat:	Corner Lot		

Heating:	Electric, Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	None	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Laminate Counters		

Inclusions: As is where is at the time of possession

Welcome to an exceptional opportunity in the well-established community of Thickwood—ideal for first-time home buyers seeking an affordable entry into the market, or investors looking for strong rental potential. Situated on a generous 3,772 sq. ft. corner lot, this versatile property features a well-maintained bungalow with income-generating potential. Offering 4 bedrooms and 2 full bathrooms across 844 sq. ft. above grade, the home is thoughtfully designed to maximize both comfort and functionality—making it an excellent and affordable housing option. The main level boasts a bright and inviting living space, while a separate entrance provides access to a fully developed basement. The lower level includes 2 bedrooms, a full kitchen, and private laundry, making it perfectly suited for extended family living or as a self-contained non conforming rental suite to help offset mortgage costs. Additional highlights include a side driveway for convenient off-street parking and a fully fenced yard—ideal for privacy, pets, and outdoor enjoyment. Whether you’re entering the housing market or expanding your investment portfolio, this property offers flexibility, value, and long-term potential in a desirable, established neighbourhood—all at an affordable price point.