



GRASSROOTS
REALTY GROUP

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**303 Cornwall Drive
Fort McMurray, Alberta**

MLS # A2323552



\$490,000

Division:	Thickwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,247 sq.ft.	Age:	1979 (47 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Driveway, Heated Garage		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Standard Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Shingle Siding, Wood Siding	Zoning:	R1
Foundation:	Preserved Wood	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Jetted Tub, Quartz Counters, Separate Entrance, Storage, Walk-In Closet(s)		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, A/C, All Window Coverings, Freezer/Fridge in Storage Room, Main Floor Dresser, Trampoline, and Playset.

Welcome to 303 Cornwall Drive, a beautifully maintained family home in one of Fort McMurray's most sought-after locations. Located across a picturesque greenbelt and just steps from the Birchwood Trails, this property offers the perfect blend of comfort, privacy, and outdoor lifestyle. Featuring 4 bedrooms, 3 full baths, and a fully developed basement, there's plenty of room for the whole family. Step inside and appreciate the warmth of the engineered hardwood flooring that flows throughout the main level. The bright eat-in kitchen is designed for both everyday living and entertaining, featuring quartz countertops, rich cabinetry, ample cupboard and counter space, and a convenient breakfast bar. Adjacent to the kitchen is the inviting sunken living room, highlighted by a stunning exposed-brick wood-burning fireplace that creates a cozy focal point for relaxing or hosting guests. Sliding patio doors off the dining area lead directly to the large rear deck, seamlessly extending your living space outdoors and creating the perfect setting for morning coffee, summer BBQs, and peaceful evenings surrounded by nature. The main floor offers three generously sized bedrooms, including a spacious primary retreat complete with a walk-in closet and private 3-piece ensuite. A well-appointed 4-piece bathroom, convenient access to the attached garage, and plenty of hallway linen closets add functionality and storage. The fully developed basement provides even more living space with an oversized recreation room featuring a gas fireplace, a large fourth bedroom, a 4-piece bathroom, two storage rooms, and a spacious utility room. Outside, you'll find a fully fenced backyard designed for family enjoyment, complete with a large deck, trampoline, playset, and plenty of room for kids and pets to play. A storage shed with built-in shelving adds even more practical storage space. Additional

highlights include a heated double attached garage, ample driveway parking, and extensive updates throughout the home, including the roof, soffits, fascia, eavestroughs, siding, flooring, sliding patio door, kitchen renovations, appliances, garage and home insulation, walkway, and triple-pane windows. Located close to schools, parks, playgrounds, shopping, and all amenities while offering direct access to some of Fort McMurray's best walking and biking trails, 303 Cornwall Drive delivers the lifestyle, location, and space today's buyers are looking for. Check out the photos, floor plans, and 3D tour, and call today to book your personal viewing.