

## 191 Cardinal Drive , Fort McMurray, Alberta - \$379,900



Main Photo

### Property Description

OPPORTUNITY KNOCKS! WOW! RV PARKING AMAZING BACKYARD! ALL DONE FOR YOU! This beautiful bi level located in Cornerbrook of Thickwood is only steps away from the Birchwood Trails, schools, shopping, bus route, shopping and more! In side this inviting foyer you can go up or down. On the main floor you are surrounded with fresh paint, newer laminate flooring, refreshed white kitchen with lots of storage, and a



[Suzanne Anderson](#)  
RE/MAX Fort McMurray  
[robert.steele@followupboss.me](mailto:robert.steele@followupboss.me)  
P: 780-713-9178  
M: 780-713-9178

spacious dining area. The living room boats big windows letting lots of natural light in. The back entrance leads to a huge deck overlooking a massive fenced yard which is PERFECT for the kids, pets or just hanging out with friends. Recent updates include new engineered 35 year shingles (2014) eavestrough (2025) and hot water tank (2021) furnace (Apr 2025), epoxy floor in the basement bedroom, new weeping tile installed and granite rock installed around the yard / foundation. Some of the windows were replace by the previous owners and that flood the home with natural light, making the home very warm and bright. The seller has a few touches they will finish (trim, baseboards, painting) If you are looking for a move in ready home, then come check this one out. Situated in one of Fort McMurray's sought out neighborhoods to live. Seller will provide PWF Engineering Certificate dated July 31, 2012. If this home sounds like something that works for you and you want to build your DREAM Garage, then come check out 191 Cardinal Dr. CALL today and START PACKING!

## REALTOR Referral

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REALTOR®

**Mobile:** 780-713-9178

**Email:** [robert.steele@followupboss.me](mailto:robert.steele@followupboss.me)

**Website:** <https://www.real-estate-homes.ca/>

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[Suzanne Anderson](#)

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