



# 158 Cardinal Drive Fort McMurray Alberta

\$334,900

Nestled in the heart of Thickwood, this quintessential 4-bedroom, 2.5-bathroom bungalow at 158 Cardinal Drive presents an incredible opportunity for families & individuals looking to experience the perfect blend of comfort and convenience. With its prime location, near the Birchwood Trails for biking, hiking, snowshoeing, sledding and making memories with family. With the spacious layout, this home is a true gem that offers an exceptional living experience. Upon your arrival you will notice the boisterous and lush frontage paired with an oversized driveway that offers ample parking for the whole family and even an RV! Enter through an oversized porch that offers plenty of natural light and space. Step up into an expansive living space adorned with natural light, creating a warm atmosphere for gatherings and relaxation. The well-appointed kitchen boasts ample cabinet space, a pantry and a convenient island that serves as a hub for culinary creativity and socializing. Gaze out of your kitchen sink window at the mature and massive backyard equipped with 2 sheds. Located in the dining room, you will find a set of french doors leading you to the aforementioned backyard and expansive back deck, equipped with a gas BBQ hook-up, perfect for summer barbecues, gardening, and creating lasting memories with loved ones. Also located on this floor are 3 bedrooms and 2 bathrooms which include the primary bedroom equipped with an ensuite providing a tranquil retreat at the end of the day. This remarkable home not only offers a charming living space but also boasts a beautifully finished basement designed for relaxation and entertainment. The finished basement features a spacious recreation room that provides ample space for hosting movie nights, game days, or even creating a cozy home theatre. A well-appointed bedroom in the basement offers a comfortable retreat for guests, providi...

- Recreational, Games room 10.83 Ft x 23.08 Ft
- Exercise room 13.33 Ft x 12.50 Ft
- Bedroom 10.75 Ft x 12.50 Ft
- Furnace Measurements not available
- 3pc Bathroom Measurements not available
- Other 16.33 Ft x 5.83 Ft
- Dining room 9.17 Ft x 9.08 Ft
- Kitchen 12.50 Ft x 13.58 Ft
- Bedroom 9.42 Ft x 11.83 Ft
- Bedroom 8.92 Ft x 10.83 Ft
- 4pc Bathroom .00 Ft x .00 Ft
- Primary Bedroom 12.83 Ft x 14.08 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by the BCNREB.

Listing Presented By:



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**RE/MAX Fort McMurray**

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Living room 15.75 Ft x 19.17 Ft

2pc Bathroom Measurements not available