



399 Cornwall Drive Fort McMurray Alberta

\$527,000

Revenue Property: MASSIVE 22.5x30 Heated GARAGE and LEGAL BASEMENT SUITE! This beautifully renovated raised bungalow offers more than just a home - it's a lifestyle. Situated across from lush greenspace and the Birchwood Trails, this property boasts a prime location with nature at your doorstep. Inside, you'll be greeted by thoughtful details and upgrades that set this home apart. From the upgraded crown moulding to the custom front closet shelving system, every inch of this home has been carefully crafted for both style and functionality. The main level features fresh paint, new flooring, and upgraded lighting, creating a bright and inviting space for everyday living. The renovated kitchen is a chef's dream, with two full-size fridges, plenty of classic white cabinets, and an eat-up breakfast bar perfect for morning coffee or casual meals. Three spacious bedrooms on the main level offer comfort and privacy, while the basement boasts a completely separate LEGAL SUITE, GENERATING \$1600/MTH to offset your mortgage payments (and great long time tenants who would love to stay!) Updates abound, including siding, windows, shingles, and more, ensuring peace of mind for years to come. Outside, the large backyard offers space for relaxation and recreation, a large screen in deck, mature trees, a firepit area, and room for a garden. With parking for up to seven vehicles, including a massive 22.5 x 30 Ft heated garage, this home has everything you need and more. Furnishings are negotiable, making it easy to move right in and start enjoying your new space. Don't miss out on this opportunity to own a truly exceptional property - (note that the seller is an experience carpenter by trade and is willing to return the basement access from upstairs if the buyers prefer) (id:6769)

Family room 5.44 M x 4.22 M

Kitchen 3.68 M x 2.72 M

Dining room 3.68 M x 1.40 M

4pc Bathroom 1.65 M x 2.95 M

Bedroom 3.89 M x 4.17 M

Bedroom 2.87 M x 2.87 M

Laundry room Measurements not available

Kitchen 4.42 M x 3.02 M

Dining room 3.20 M x 3.02 M

4pc Bathroom 3.43 M x 1.50 M

2pc Bathroom .89 M x 1.55 M

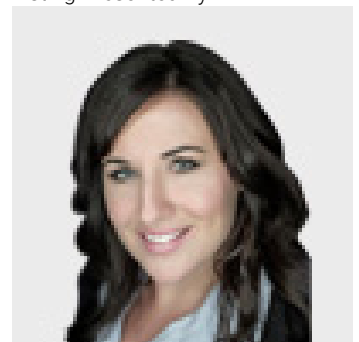
Primary Bedroom 3.23 M x 4.44 M

Bedroom 2.84 M x 3.15 M

Bedroom 2.54 M x 4.42 M

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 3.73 M x 5.79 M

Laundry room Measurements not available