

# \$299,900 - 195 Cardinal Drive, Fort McMurray

---

MLS® #A2227915

**\$299,900**

4 Bedroom, 3.00 Bathroom, 1,124 sqft

Residential on 0.17 Acres

Thickwood, Fort McMurray, Alberta

ESTATE SALE - This beautiful bi level is an estate sale and is awaiting new owners. The yard is massive with room to build your dream garage (pending city approval), inside features 4 bedrooms, 1.5 bathrooms with the primary bedroom having its own 2pc bathroom. There are 3 bedrooms up and one in the basement. The Kitchen is a chef's delight with lots of cabinetry and a peninsula island that overlooks the dining area making entertaining family and friends exciting! The living room is spacious and has a huge picture window great for letting in lots of natural light. The patio doors off the dining area lead to a huge deck overlooking the massive backyard. The basement is developed with dry bar, recreational room, bedroom, and another family room and a 3 pc bath under renovation 'as is' and laundry. If you are looking for a home and don't mind a bit of sweat equity, then this home has a ton of potential and is ready for a quick possession. Only steps away from the Birchwood trails, schools, shopping, bus route and more. Home is sold as is without any seller's warranties or representations. CALL NOW TO VIEW BEFORE THIS ONE IS GONE LIKE THE WIND!

Built in 1980

## Essential Information

MLS® #

A2227915



Price	\$299,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,124
Acres	0.17
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	195 Cardinal Drive
Subdivision	Thickwood
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K1H8

### Amenities

Parking Spaces	4
Parking	Off Street

### Interior

Interior Features	See Remarks
Appliances	See Remarks
Heating	Natural Gas, Floor Furnace
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	See Remarks
Foundation	Poured Concrete

## Additional Information

Date Listed	June 4th, 2025
Days on Market	26
Zoning	R1

## Listing Details

Listing Office	RE/MAX Connect
----------------	----------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.