

# \$424,999 - 161 Cowley Bay, Fort McMurray

MLS® #A2231477

**\$424,999**

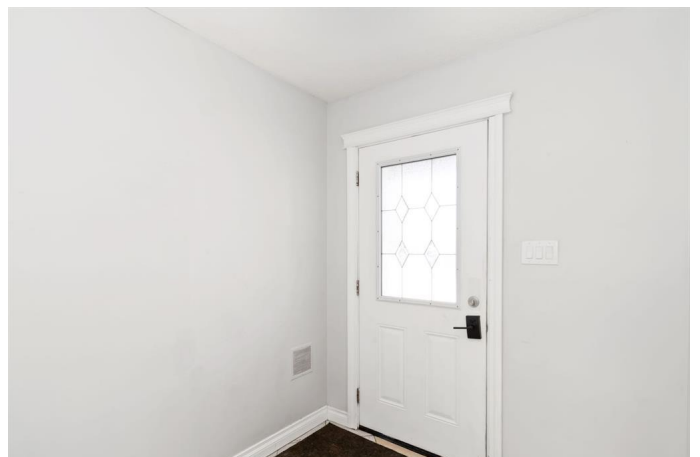
4 Bedroom, 3.00 Bathroom, 1,305 sqft

Residential on 0.21 Acres

Thickwood, Fort McMurray, Alberta

Welcome to 161 Cowley Bay. A spacious Bungalow on a beautiful pie shaped lot Nestled in a quiet bay on an impressive 9,128 sq. ft. pie shaped lot, this warm and welcoming bungalow offers a perfect blend of comfort, space, and potential. With 4 bedrooms plus a den/office, 3 bathrooms, and over 2,500 SF of total living space, this home is designed to adapt to the needs of a growing family or anyone seeking flexible living options. Step inside to find hardwood and ceramic tile flooring throughout the main level, complemented by large windows that fill the home with natural light. The classic kitchen features wood cabinetry and functional ample countertop space, flowing into a generous dining area and an inviting living room centered around a wood burning fireplace. Ideal for cozy nights and casual gatherings. The main floor also includes three well sized bedrooms, including a spacious primary with a convenient 2-piece ensuite, main floor laundry, plus a full bathroom for family or guests. Downstairs, the fully finished basement has been refreshed with NEW FLOORING, TRIM, AND FRESH PAINT, offering even more living space. Here you'll find a large rec room, a fourth bedroom, a den/home office, another full bathroom, and plenty of storage. Such a perfect space for family game nights, hobbies, or hosting guests.

Outside, enjoy the privacy of a fully fenced backyard with back alley access, a double detached garage, and room for RV parking,



play space, gardening, or future development. Recent updates include NEW SHINGLES AND EAVES (2024), ensuring peace of mind for years to come.

Located in Thickwood, one of Fort McMurray’s most established and vibrant neighbourhoods, this home is steps away from scenic green spaces, top rated schools, and everyday amenities. Residents enjoy nearby parks, sports fields, shopping, pubs, and the beloved Birchwood Trails, perfect for hiking, biking, or skiing. The community also features an off leash dog park, outdoor gym, and the Centerfire Place arena for year round activities.

Whether you're raising a family, downsizing, or investing in your future, 161 Cowley Bay offers the perfect blend of home, community, and opportunity.

Book your private showing today and see all that this wonderful home and neighbourhood has to offer!

Built in 1980

Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2231477    |
| Price          | \$424,999   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,305       |
| Acres          | 0.21        |
| Year Built     | 1980        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

Community Information

|             |                |
|-------------|----------------|
| Address     | 161 Cowley Bay |
| Subdivision | Thickwood      |
| City        | Fort McMurray  |
| County      | Wood Buffalo   |
| Province    | Alberta        |
| Postal Code | T9K 1G5        |

### **Amenities**

|                |   |
|----------------|---|
| Parking Spaces | 4   |
| Parking        | Alley Access, Double Garage Attached, Garage Faces Rear |
| # of Garages   | 2   |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Laminate Counters, See Remarks, Vinyl Windows                                   |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer |
| Heating           | Forced Air, Natural Gas, Wood   |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 2   |
| Fireplaces        | Wood Burning  |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | Lighting, Private Yard, Storage   |
| Lot Description   | Back Yard, Front Yard, Landscaped, Lawn, Standard Shaped Lot, Street Lighting |
| Roof              | Asphalt Shingle   |
| Construction      | Wood Frame  |
| Foundation        | Poured Concrete   |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 17th, 2025 |
| Days on Market | 26              |
| Zoning         | R1              |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | COLDWELL BANKER UNITED |
|----------------|------------------------|

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