

\$429,900 - 161 Cowley Bay, Fort McMurray

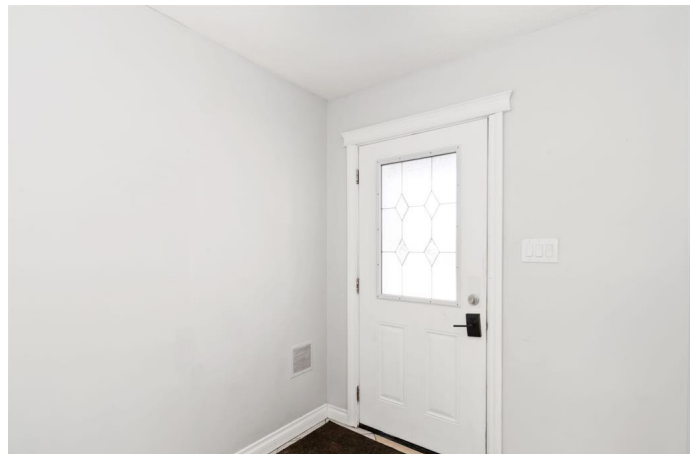
MLS® #A2200706

\$429,900

4 Bedroom, 3.00 Bathroom, 1,305 sqft
Residential on 0.21 Acres

Thickwood, Fort McMurray, Alberta

Welcome to 161 Cowley Bay—A Timeless Retreat with Endless Possibilities! Nestled on a sprawling 9,128 sq. ft. pie-shaped lot, this charming bungalow blends warmth, character, and convenience. With four bedrooms plus den/office, two full baths, and a 2-piece ensuite, this 1,304 sq. ft. bungalow home (2581 sq. ft total living space) is designed for effortless family living. Step inside to discover hardwood floors and ceramic tile that flow seamlessly throughout the main level, bathed in natural light from generous windows. The heart of the home—the kitchen—features classic wood cabinetry and laminate countertops, offering both function and charm. A spacious dining area transitions effortlessly into the oversized living room, where a wood-burning fireplace creates a cozy ambiance for gatherings and cozying up on the couch after a long day. The main floor is complete with 3 generous sized bedrooms, including a generous sized primary bedroom with 2 piece ensuite and a full bathroom. Downstairs, a fully developed basement adds to the home's appeal, boasting, NEW FLOORING, FRESH MOLDINGS, and a CRISP COAT OF PAINT, a perfect space for recreation, hobbies, or hosting guests. Completing the basement is a generous sized bedroom, office/den, one full 4 pc. bathroom, storage and an oversized family/rec room.. Outside, the double-car garage with alley access ensures ample parking and storage,



while the expansive backyard offers endless possibilities for gardening, play, or outdoor entertaining. And with recent upgrades, including NEW EAVES AND SHINGLES (2024), peace of mind is built right in. Timeless, inviting, and brimming with potential—this is the perfect place to call home. Don't miss your chance to make it yours—schedule a private tour today!

Built in 1980

Essential Information

MLS® #	A2200706
Price	\$429,900
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	Double Garage Attached, Alley Access, 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, Street Lighting, Standard Shaped Lot

Roof Asphalt Shingle

Construction Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed March 20th, 2025

Days on Market 86

Zoning R1

Listing Details

Listing Office COLDWELL BANKER UNITED

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.