

# \$362,000 - 156 Cowley Bay, Fort McMurray

MLS® #A2250294

**\$362,000**

4 Bedroom, 3.00 Bathroom, 2,029 sqft

Single Family on 0.15 Acres

Thickwood, Fort McMurray, Alberta

This rare 2-level above-grade home is tucked away on a popular, family-friendly cul-de-sac in Thickwood—just a short walk to schools, parks, Birchwood trail access a block away, and everyday conveniences nearby. With its unique layout, generous living space, and incredible outdoor amenities, this property has so much potential- With a little TLC and a few updates this home will truly be a standout. The massive south-facing backyard is fully fenced, beautifully landscaped, and complete with mature trees, a manicured lawn, firepit, and a storage shed. Whether you’re entertaining, gardening, or simply giving kids and pets space to play, this yard offers it all. Parking is never an issue with a double front driveway and an attached heated drive-through garage with direct home access. Inside, the lower level welcomes you with a spacious recreation room featuring a cozy gas fireplace and rough-in for a future wet bar. A large bedroom (or office) with its own half bath and patio doors to the freshly stained deck makes for a perfect private retreat. This level also offers a laundry room, utility room, and a convenient mudroom with garage access. Upstairs, natural light fills the inviting living and dining areas, where patio doors lead to a wrap-around balcony overlooking the central green space—a neighborhood hub where kids love to play. The functional kitchen features warm wood cabinet doors and a second fridge, while three bedrooms, including a primary suite with ensuite, provide plenty of



space for the family. An additional full bathroom completes this level. Updates include FRESH PAINT throughout most of the home, vinyl windows at the rear, and SHINGLES REPLACED 2017. The furnace has been recently inspected by ATCO, giving added peace of mind. With just a few finishing touches like new carpet, this home has the potential to truly shine. (id:6289)

Built in 1979

**Essential Information**

|                |               |
|----------------|---------------|
| Listing #      | A2250294      |
| Price          | \$362,000     |
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Half Baths     | 1             |
| Square Footage | 2,029         |
| Acres          | 0.15          |
| Year Built     | 1979          |
| Type           | Single Family |
| Sub-Type       | Freehold      |

**Community Information**

|             |                |
|-------------|----------------|
| Address     | 156 Cowley Bay |
| Subdivision | Thickwood      |
| City        | Fort McMurray  |
| Province    | Alberta        |
| Postal Code | T9K1G5         |

**Amenities**

|                |                                        |
|----------------|----------------------------------------|
| Amenities      | Recreation Nearby, Schools, Shopping   |
| Features       | See remarks                            |
| Parking Spaces | 3                                      |
| Parking        | Attached Garage, Garage, Heated Garage |
| # of Garages   | 2                                      |

**Interior**

|            |                                                            |
|------------|------------------------------------------------------------|
| Appliances | Refrigerator, Dishwasher, Stove, Microwave, Washer & Dryer |
|------------|------------------------------------------------------------|

|                 |                        |
|-----------------|------------------------|
| Heating         | Natural gas Forced air |
| Cooling         | None                   |
| Fireplace       | Yes                    |
| # of Fireplaces | 1                      |
| # of Stories    | 2                      |

## Exterior

|              |                 |
|--------------|-----------------|
| Construction | Wood frame      |
| Foundation   | Poured Concrete |

## Listing Details

Listing Office COLDWELL BANKER UNITED



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Listing information last updated on October 20th, 2025 at 9:46pm PDT