

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

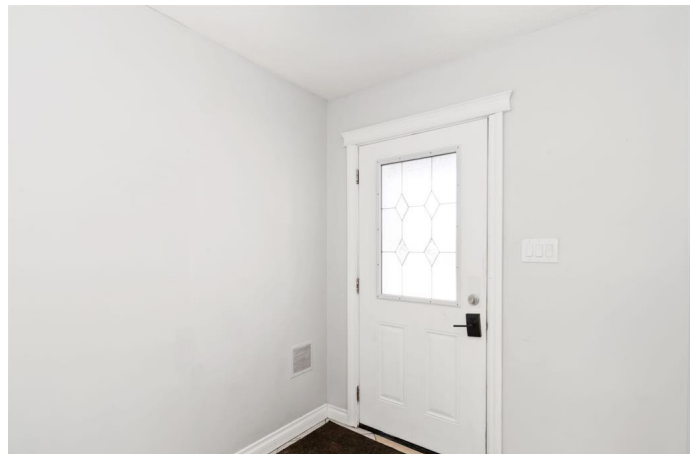
MLS® #A2200706

**\$429,900**

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

Thickwood, Fort McMurray, Alberta

Welcome to 161 Cowley Bayâ€™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 homeâ€™the kitchenâ€™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 homeâ€™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        | 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 March 20th, 2025  
Days on Market 33  
Zoning R1

### **Listing Details**

Listing Office COLDWELL BANKER UNITED

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