

\$279,500 - 225 Cardinal Drive, Fort McMurray

MLS® #A2260356

\$279,500

4 Bedroom, 3.00 Bathroom, 1,284 sqft

Residential on 0.14 Acres

Thickwood, Fort McMurray, Alberta

Welcome to this charming bi-level home perfectly situated on a spacious corner lot with direct access to the Birchwood trails. Inside, youâ€™™ll find a bright, open-concept main floor anchored by a cozy wood-burning fireplace in the living room. The kitchen offers plenty of space to gather with ample counter space and a large eatup island. The main level also features three generously sized bedrooms, including a primary suite with its own 2-piece ensuite. Downstairs, the fully finished basement has a unique mid-century feel, highlighted by a retro-style wet bar in the spacious living room, another wood-burning fireplace, and Teakwood sauna. A large bedroom, utility/storage area, and a mudroom with ample closet space complete the lower level. Outdoors, enjoy a heated double attached garage, upper and lower decks with a gazebo, gas hookups for your BBQ, an 8x10 shed, and plenty of room for RV parking. Conveniently located across from greenbelt and near schools, shopping, restaurants, and city transit, this property combines character, comfort, and accessibility. Call to book your viewing today!

Built in 1980

Essential Information

MLS® # A2260356

Price \$279,500



Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,284
Acres	0.14
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	225 Cardinal Drive
Subdivision	Thickwood
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 1H9

Amenities

Parking Spaces	5
Parking	Double Garage Attached, Garage Faces Front, Heated Garage
# of Garages	2

Interior

Interior Features	Bar, French Door, Kitchen Island, Open Floorplan, Sauna
Appliances	See Remarks
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Lighting
Lot Description	Back Yard, Corner Lot, Front Yard, Landscaped, Street Lighting

Roof	Asphalt Shingle
Construction	Stucco
Foundation	Wood

Additional Information

Date Listed	September 25th, 2025
Days on Market	14
Zoning	R1

Listing Details

Listing Office	EXP REALTY
----------------	------------

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.