

\$369,900 - 120 Simpson Way, Fort McMurray

MLS® #A2224242

\$369,900

4 Bedroom, 2.00 Bathroom, 911 sqft

Residential on 0.14 Acres

Thickwood, Fort McMurray, Alberta

Beautiful 4-Bedroom Home in the Heart of Thickwood – this 4-bedroom, 2-bathroom home is nestled on a spacious 6,314 sq ft lot in the sought-after Thickwood neighborhood. With no carpet throughout, this home offers a clean and easy maintenance of the home that's perfect for families and pet owners. On the main floor you will find a bright and functional layout featuring a large living room, dedicated dining area, and a well-appointed kitchen. The main level also features 2 bedrooms including the spacious primary, and a 4 pc bathroom. The fully developed basement includes 2 additional bedrooms, rec room and a second kitchen, ideal for extended family, guests, or potential rental income. Step outside to your backyard oasis, complete with a private back deck – perfect for relaxing or entertaining during the warmer months. The property also boasts a 23x25 detached garage, offering plenty of space for vehicles, toys, or a workshop. This great home is close to schools, parks, trails, and all the amenities Thickwood has to offer – this home checks all the boxes! No representations or warranties are made.

Built in 1974

Essential Information

MLS® # A2224242

Price \$369,900



| | |
|----------------|-------------|
| Bedrooms | 4 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 911 |
| Acres | 0.14 |
| Year Built | 1974 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 120 Simpson Way |
| Subdivision | Thickwood |
| City | Fort McMurray |
| County | Wood Buffalo |
| Province | Alberta |
| Postal Code | T9H 3B6 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 4 |
| Parking | Double Garage Detached |
| # of Garages | 2 |

Interior

| | |
|-------------------|-------------------------|
| Interior Features | See Remarks |
| Appliances | Other |
| Heating | Forced Air, Natural Gas |
| Cooling | Other |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|------------------------|
| Exterior Features | Private Yard |
| Lot Description | Back Yard, See Remarks |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 24th, 2025 |
| Days on Market | 11 |
| Zoning | R1 |

Listing Details

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

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