

# \$410,000 - 117 Simpson Way, Fort McMurray

MLS® #A2230701

**\$410,000**

4 Bedroom, 3.00 Bathroom, 1,137 sqft

Residential on 0.16 Acres

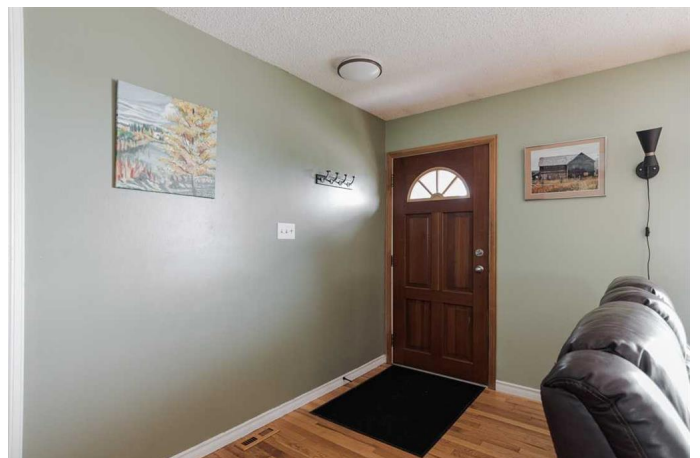
Thickwood, Fort McMurray, Alberta

Welcome to this cozy, character-filled bungalow nestled on a mature lot in one of Thickwood's most convenient locations – just steps from shopping, bus routes, and with quick access to both north and southbound highways.

Inside, you'll find three comfortable bedrooms on the main floor, including a primary suite with its own private two-piece bathroom. The updated kitchen steals the show with warm butcher block countertops, tile backsplash, stainless steel appliances, and a rustic-modern charm that fits the home perfectly. The open living and dining area is bathed in natural light, creating a bright and welcoming space to gather.

Downstairs offers a fantastic extension of the home with a spacious rec room featuring new vinyl plank flooring, a flex area complete with a wet bar, and a sleek three-piece bathroom. You'll also find a large laundry room with plenty of extra storage, a fourth bedroom, and an additional storage room to keep things tidy.

Outside, you'll fall in love with the curb appeal, sunny backyard, and space galore. The extra-long driveway provides tons of parking – RVs, trailers, toys, you name it. The double detached garage is a dream with gas radiant heat and a 240V plug-in, ideal for hobbyists or those who need a serious workshop. The backyard is fully fenced, gets



all-day sun, and includes a deck for laid-back evenings or entertaining friends.

With most big-ticket updates already done – including a newer roof, garage roof, hot water tank, and furnace – all that’s left to do is move in and enjoy. Schedule your tour today!

Built in 1974

**Essential Information**

MLS® #	A2230701
Price	\$410,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,137
Acres	0.16
Year Built	1974
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	117 Simpson Way
Subdivision	Thickwood
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 3B7

**Amenities**

Parking Spaces	7
Parking	220 Volt Wiring, Additional Parking, Concrete Driveway, Double Garage Detached, Driveway, Front Drive, Heated Garage, Oversized, RV Access/Parking, Workshop in Garage
# of Garages	2

## Interior

Interior Features	Ceiling Fan(s), Open Floorplan, Storage
Appliances	Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Interior Lot, Lawn, Level, Many Trees, Private, Street Lighting
Roof	Asphalt Shingle
Construction	Mixed, Stucco, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	June 12th, 2025
Days on Market	13
Zoning	R1

## Listing Details

Listing Office	The Agency North Central Alberta
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