

# \$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 | 30             |
| Zoning         | R1             |

## **Listing Details**

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

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