

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

MLS® #A2230701

\$410,000

4 Bedroom, 3.00 Bathroom, 1,137 sqft

Residential on 0.16 Acres

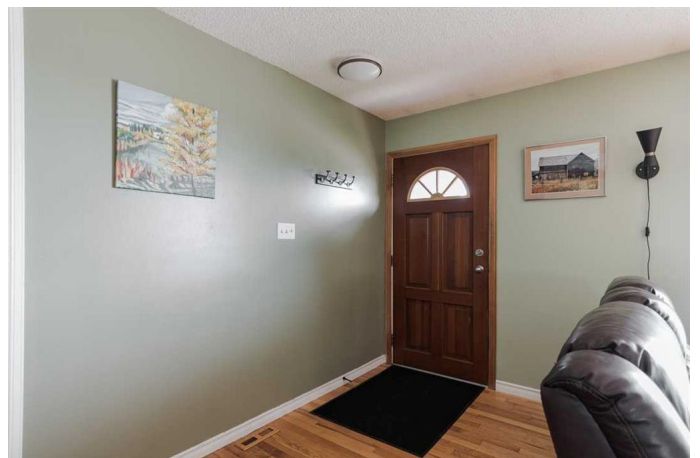
Thickwood, Fort McMurray, Alberta

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 | 5 |
| Zoning | R1 |

Listing Details

| | |
|----------------|----------------------------------|
| Listing Office | The Agency North Central Alberta |
|----------------|----------------------------------|

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