

# \$349,900 - 120 Simpson Way, Fort McMurray

MLS® #A2224242

## \$349,900

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 \$349,900



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	36
Zoning	R1

## **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.