

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

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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	13
Zoning	R1

### **Listing Details**

Listing Office	EXP REALTY
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