

\$469,900 - 101 Simpson Way, Fort McMurray

MLS® #A2239474

\$469,900

4 Bedroom, 3.00 Bathroom, 1,331 sqft
Residential on 0.15 Acres

Thickwood, Fort McMurray, Alberta

101 Simpson Way is an updated GORGEOUS BUNGALOW in the heart of THICKWOOD! Fully Renovated in 2018! And FRESHLY PAINTED!! This home features a custom Kitchen with granite countertops, glass backsplash, and Frigidaire stainless steel appliances.

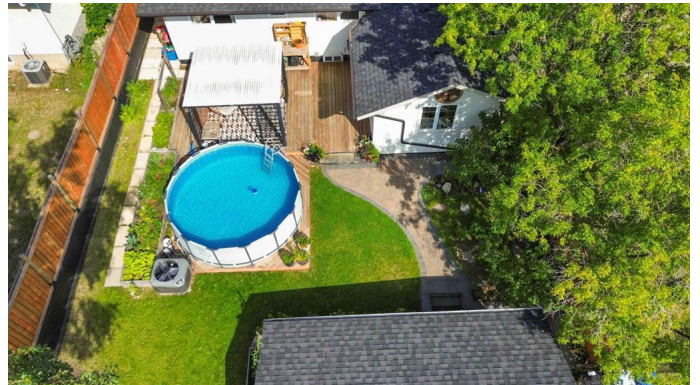
The OPEN CONCEPT main floor offers maple hardwood, updated light fixtures, and large windows for natural light.

Upstairs has 3 bedrooms, including a primary with 2-piece- A bright sunroom with wraparound windows and a wood-burning fireplace adds extra living space.

The basement includes a 4th bedroom, full bath, large rec room, newer carpet and underlay, and upgraded drop ceiling. Outside features a fully fenced, manicured corner lot with extensive garden beds, a new pool, and a spacious oversized (22x16) detached single-car garage, offering ample room for parking a vehicle and additional storage and a great workspace.

The platform deck and conversation area is a complete sanctuary to unwind on and take in the warm weather while the kids enjoy the pool!

A wraparound stone walkway provides full access to the home from front, side, and back.



Direct greenbelt access leads to the nearby school. Located close to Tim Hortons and all major amenities.

2024/25- All the appliances updated. Furnace fan motor replaced. Humidifier added to the Furnace, new sod in the backyard and new fencing and gates, brick path around house, pool and heater. Upgraded the electrical panel to 125amp

Built in 1979

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2239474 |
| Price | \$469,900 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,331 |
| Acres | 0.15 |
| Year Built | 1979 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 101 Simpson Way |
| Subdivision | Thickwood |
| City | Fort McMurray |
| County | Wood Buffalo |
| Province | Alberta |
| Postal Code | T9H 3B7 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 1 |
| Parking | Single Garage Detached |
| # of Garages | 1 |

Interior

| | |
|-------------------|--|
| Interior Features | High Ceilings, No Animal Home, No Smoking Home, Open Floorplan |
| Appliances | Dishwasher, Refrigerator, Washer/Dryer, Stove(s) |
| Heating | Forced Air |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Wood Burning |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---|
| Exterior Features | Garden, Private Yard, Private Entrance |
| Lot Description | Back Lane, Back Yard, Front Yard, Landscaped, Backs on to Park/Green Space, Corner Lot, Fruit Trees/Shrub(s), Garden, Gazebo, Irregular Lot |
| Roof | Asphalt Shingle |
| Construction | Mixed |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | July 13th, 2025 |
| Days on Market | 61 |
| Zoning | R1 |

Listing Details

| | |
|----------------|-------------------|
| Listing Office | People 1st Realty |
|----------------|-------------------|

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