

# \$415,000 - 125 Simpson Way, Fort McMurray

MLS® #A2187683

**\$415,000**

5 Bedroom, 3.00 Bathroom, 1,133 sqft  
Residential on 0.17 Acres

Thickwood, Fort McMurray, Alberta

Welcome to 125 Simpson Way, a charming 5-bedroom bungalow situated on a generous 7,318 sq/ft corner lot in the heart of Thickwood. With a detached garage, wide driveway, and ample parking and outdoor space, this home offers incredible value—perfect for families, those needing extra storage, or anyone looking for a spacious property with versatility.

Inside, natural light floods the welcoming living room, creating a bright and inviting atmosphere. The dining area seamlessly connects to the kitchen, where wood cabinetry and a large window overlooking the backyard enhance the warmth of the space. Three bedrooms are located on the main floor, including a primary retreat with its own private two-piece ensuite.

The fully developed lower level offers additional living possibilities with two more bedrooms, a three-piece bathroom, and a second kitchen—ideal for extended family, guests, or added convenience. A separate entry to the basement adds further flexibility.

Outside, the large backyard provides plenty of space to relax and entertain. Whether you're looking for a home with room to grow or an investment opportunity, this property checks all the boxes. Schedule your private tour today.

Built in 1974



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2187683    |
| Price          | \$415,000   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,133       |
| Acres          | 0.17        |
| Year Built     | 1974        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                 |
|-------------|-----------------|
| Address     | 125 Simpson Way |
| Subdivision | Thickwood       |
| City        | Fort McMurray   |
| County      | Wood Buffalo    |
| Province    | Alberta         |
| Postal Code | T9H 3B7         |

## Amenities

|                |   |
|----------------|---|
| Parking Spaces | 4   |
| Parking        | Additional Parking, Double Garage Detached, Driveway, Garage Door Opener, Parking Pad, RV Access/Parking, Garage Faces Side |
| # of Garages   | 2   |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Open Floorplan, Separate Entrance, Storage |
| Appliances        | None                                       |
| Heating           | Forced Air                                 |
| Cooling           | None                                       |
| Has Basement      | Yes  |
| Basement          | Exterior Entry, Finished, Full, Suite      |

## Exterior

|                   |              |
|-------------------|--------------|
| Exterior Features | Private Yard |
|-------------------|--------------|

|                 |                       |
|-----------------|-----------------------|
| Lot Description | Back Yard, Corner Lot |
| Roof            | Asphalt Shingle       |
| Construction    | Vinyl Siding          |
| Foundation      | Poured Concrete       |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | January 29th, 2025 |
| Days on Market | 66                 |
| Zoning         | R1                 |

### **Listing Details**

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

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