



THE
A-TEAM

**RE/MAX
FIRST**

104 SIMPSON Way, Fort McMurray T9H 3B6

MLS® #: **A2109709**

Area: **Thickwood**

Listing Date: **02/23/24**

List Price: **\$399,999**

Status: **Pending**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

1974

Lot Information

Finished Floor Area

Abv Sqft:

1,142

Low Sqft:

Ttl Sqft:

1,142

Lot Sz Ar:

6,600 sqft

Lot Shape:

DOM

83

Layout

Beds:

3 (2 1)

Baths:

2.5 (2 1)

Style:

Bungalow

Parking

Ttl Park:

8

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Lawn,Landscaped

Double Garage Detached,Off Street,Parking Pad,RV Access/Parking

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Yard**

Construction:

Vinyl Siding,Wood Frame

Flooring:

Carpet,Laminate,Linoleum

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Dryer,Refrigerator,See Remarks,Stove(s),Washer

Int Feat:

Vinyl Windows

Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	
2pc Ensuite bath	Main	
Living Room	Main	16`7" x 16`4"
Kitchen	Main	11`0" x 16`11"
Family Room	Basement	18`6" x 14`3"

Room	Level	Dimensions
4pc Bathroom	Basement	
Bedroom	Main	14`3" x 11`11"
Bedroom - Primary	Main	14`5" x 17`10"
Bedroom	Basement	10`11" x 14`3"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R1

4596TR

Remarks

Pub Rmks:

26' x 30' GARAGE! Welcome to 104 Simpson Way located in central Thickwood on a quiet street that is only a steps from Save on foods and 2 elementary schools. Let's start with the IMPRESSIVE GARAGE. This 26' x 30' garage is truly awesome with tall ceilings- approx 10 ft, a new heater (only 3 years old), lots of storage and its wired for 240. The 22' x 70' driveway can accommodate all your RV or boat parking needs and will still leave drive through access to the garage. Inside on the main floor you will find a back mud room, an eat in kitchen, a bright front living room, a 4 PC bathroom, and 2 generous size bedrooms. The primary bedroom has dual closets and a jetted tub which could be renovated into an ensuite bathroom. The basement has a bright family room with a large above ground window and a pellet stove (WETT certified in 2021), a 4PC bathroom, a kitchenette, a 3rd bedroom and a storage room. Outside you will find two decks one in the front and one in the back yard, a shed and still room in the backyard for a trampoline or swing set. Additional upgrades are new shingles on the house (4 years ago), new shingles on the garage (5 years ago), new exterior lights and a new garage heater (3 years ago). If you are looking for a big garage and tons of parking space than this is for you!

Inclusions:
Property Listed By:

Fridge x2, stove x2, dishwasher, OTR microwave, freezer, all window coverings, garage heater, shed, garage door opener & remote, washer, dryer, RE/MAX FORT MCMURRAY

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800







