



THE
A-TEAM

**RE/MAX
FIRST**

169 SIMCOE Way, Fort McMurray T9H 3B4

MLS®#: **A2176621** Area: **Thickwood** Listing Date: **10/31/24** List Price: **\$469,900**
 Status: **Active** County: **Wood Buffalo** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Fort McMurray**
 Year Built: **1973**
Lot Information
 Lot Sz Ar: **6,510 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **864**
 Low Sqft:
 Ttl Sqft: **864**

DOM

20
Layout
 Beds: **4 (2 2)**
 Baths: **2.0 (2 0)**
 Style: **Bi-Level**

Parking

Ttl Park: **8**
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Dog Run Fenced In,Fruit Trees/Shrub(s),Few Trees,Front Yard,Lawn,Yard Lights,Paved**
 Park Feat: **Double Garage Attached,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Central,Natural Gas**
 Sewer:
 Ext Feat: **Dog Run,Fire Pit**

Construction: **Concrete,Stucco,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Other**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Wall/Window Air Conditioner,Washer/Dryer,Window Coverings**
 Int Feat: **Ceiling Fan(s),No Animal Home,Stone Counters,Vinyl Windows**
 Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|--------------------------|----------|---------------|--------------------------|----------|----------------|
| Kitchen With Eating Area | Main | 19`0" x 9`0" | Living Room | Main | 13`10" x 13`3" |
| Bedroom - Primary | Main | 12`0" x 10`2" | Bedroom | Main | 13`0" x 8`7" |
| Bedroom | Basement | 10`10" x 8`7" | Bedroom | Basement | 8`2" x 9`5" |
| Living Room | Basement | 11`9" x 8`9" | Kitchen With Eating Area | Basement | 7`0" x 10`4" |
| 4pc Bathroom | Main | 0`0" x 0`0" | 3pc Bathroom | Basement | 0`0" x 0`0" |

Title:
Fee Simple
Legal Desc:

Zoning:
R1

2625TR

Remarks

Pub Rmks: **For more information, please click on Brochure button below. Looking for a house with enough parking to avoid street parking? Welcome to 169 Simcoe Way. This driveway can accommodate your RV + several other vehicles. There's also a spot for a flat deck trailer or a decent pool without killing the grass! You will also find a detached 26x24 heated garage with a 8x14 garage door and 10 foot ceilings. The back yard is beautifully maintained with mature sour cherry trees, large Saskatoon bushes, a raised garden bed, and a 10x16 garden shed. Back yard opens into a grassy alley way. This 864 sqft Bi Level home was built in 1973 and has undergone extensive renovation. New flooring throughout the home and the downstairs bathroom has been fully renovated. The kitchen has been upgraded with white quartz countertops, white Subway tile backsplash, and painted cabinets. Upstairs you will find 2 bedrooms and a 4pc bathroom. The kitchen has a patio door that opens to the sunroom where you can enjoy warm days without the mosquitos! Central AC helps keep you cool during those hot summer days. Downstairs offers a fully developed kitchenette + space for a living room set up, 2 bedrooms, newly renovated 3pc bathroom and understairs storage that can accommodate a small chest freezer. Home is located in the heart of Thickwood, walking distance to schools, restaurants, shopping and bus routes. A must see!**

Inclusions: **AC, microwave range, dishwasher, garage heater, garage door opener**

Property Listed By: **Easy List Realty**

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











