



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**120 SIMPSON Way, Fort McMurray T9H 3B6**

MLS® #: **A2224242**

Area: **Thickwood**

Listing Date: **05/24/25**

List Price: **\$369,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Fort McMurray**

Year Built:

**1974**

Lot Information

Lot Sz Ar:

**6,314 sqft**

Lot Shape:

Finished Floor Area

Abv Sqft:

**911**

Low Sqft:

Ttl Sqft:

**911**

DOM

**26**

Layout

Beds:

**4 (2 2 )**

Baths:

**2.0 (2 0)**

Style:

**Bi-Level**

Parking

Ttl Park:

**4**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**Back Yard, See Remarks**

**Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air, Natural Gas**

Sewer:

Ext Feat: **Private Yard**

Construction:

**Vinyl Siding**

Flooring:

**Linoleum, Wood**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Other**

Int Feat:

**See Remarks**

Utilities:

Room Information

Room

Level

Dimensions

Room

Level

Dimensions

Legal/Tax/Financial

Title:

**Fee Simple**

Legal Desc:

**4596TR**

Zoning:

**R1**

Remarks

Pub Rmks:

**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.

Inclusions:

Property Listed By:

As Is, Where Is, On Possession

EXP REALTY

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













