



THE
A-TEAM

**RE/MAX
FIRST**

105 SIMPSON Way, Fort McMurray T9H 3B7

MLS® #: **A2227969**

Area: **Thickwood**

Listing Date: **06/05/25**

List Price: **\$320,000**

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:

6,488 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,091

Low Sqft:

Ttl Sqft:

1,091

DOM

1

Layout

Beds:

3 (3)

Baths:

1.0 (1 0)

Style:

Bungalow

Parking

Ttl Park:

5

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Yard,Backs on to Park/Green Space

Concrete Driveway,Double Garage Detached,Heated Garage,Off Street

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **None**

Construction:

Wood Frame

Flooring:

Laminate,Linoleum

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

See Remarks

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:

Spacious Bungalow: This foreclosure opportunity in the heart of Thickwood is perfect for someone with a bit of vision and a willingness to put in some work. With

1092 square feet of living space, it offers 3 bedrooms, a full bathroom, a bright corner eat-in kitchen with views of the backyard, and a cozy living room with laminate flooring and a wood-burning fireplace. The basement is partially developed and offers a clean slate for future plans, whether you're looking to create additional living space, additional bedrooms, or a recreation area. Outside, you'll find a massive 24' x 22' detached garage that's ideal for a mechanic or hobbyist, plus an oversized yard with mature trees that provide plenty of privacy, with greenspace area between this home and the rear neighbors. There's also tons of parking, including room for an RV. Located close to schools, shopping, parks, and the endless Birchwood Trails, this home has incredible price tag, and loads of potential. Property sold 'as is where is' no warranties or representations.

Inclusions:

Property Listed By:

as is where is

COLDWELL BANKER UNITED

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





