



THE
A-TEAM

**RE/MAX
FIRST**

101 SIMPSON Way, Fort McMurray T9H 3B7

MLS® #: **A2239474**

Area: **Thickwood**

Listing Date: **07/13/25**

List Price: **\$499,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

1979

Lot Information

Lot Sz Ar:

6,488 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,331

Low Sqft:

Ttl Sqft:

1,331

DOM

0

Layout

Beds:

4 (3 1)

Baths:

2.5 (2 1)

Style:

Bungalow

Parking

Ttl Park:

1

Garage Sz:

1

Access:

Lot Feat:

**Back Lane,Back Yard,Backs on to Park/Green Space,Corner Lot,Front Yard,Fruit Trees/Shrub(s),Garden,Gazebo,Irregular Lot,Landscaped
Single Garage Detached**

Park Feat:

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Garden,Private Entrance,Private Yard**

Construction:

Mixed

Flooring:

Carpet,Ceramic Tile,Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Microwave,Microwave Hood Fan,Refrigerator,Stove(s),Washer/Dryer

Int Feat:

High Ceilings,No Animal Home,No Smoking Home,Open Floorplan

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	12`3" x 18`11"
Kitchen	Main	12`5" x 9`9"
Bedroom - Primary	Main	13`3" x 10`4"
Bedroom	Main	10`0" x 8`10"
Bedroom	Basement	10`10" x 8`4"
4pc Bathroom	Main	8`4" x 4`9"

Room	Level	Dimensions
Dining Room	Main	8`6" x 9`1"
Sunroom/Solarium	Main	15`7" x 13`10"
Bedroom	Main	8`11" x 8`9"
Game Room	Basement	24`9" x 38`0"
4pc Bathroom	Basement	9`0" x 4`9"
2pc Ensuite bath	Main	5`0" x 4`9"

Legal/Tax/Financial

Title:
Fee Simple

Zoning:
R1

Legal Desc:

4596TR

Remarks

Pub Rmks:

101 Simpson Way is an updated GORGEOUS BUNGALOW in the heart of THICKWOOD! Fully Renovated in 2018! And FRESHLY PAINTED!! This home features a custom Kitchen with granite countertops, glass backsplash, and Frigidaire stainless steel appliances. The OPEN CONCEPT main floor offers maple hardwood, updated light fixtures, and large windows for natural light. Upstairs has 3 bedrooms, including a primary with 2-piece- A bright sunroom with wraparound windows and a wood-burning fireplace adds extra living space. The basement includes a 4th bedroom, full bath, large rec room, newer carpet and underlay, and upgraded drop ceiling. Outside features a fully fenced, manicured corner lot with extensive garden beds, a new pool, and a spacious oversized (22x16) detached single-car garage, offering ample room for parking a vehicle and additional storage and a great workspace. The platform deck and conversation area is a complete sanctuary to unwind on and take in the warm weather while the kids enjoy the pool! A wraparound stone walkway provides full access to the home from front, side, and back. Direct greenbelt access leads to the nearby school. Located close to Tim Hortons and all major amenities. 2024/25- All the appliances updated. Furnace fan motor replaced.

Humidifier added to the Furnace, new sod in the backyard and new fencing and gates, brick path around house, pool and heater. Upgraded the electrical panel to 125amp

Inclusions:

Window blinds

Property Listed By:

People 1st Realty

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







