

# \$415,000 - 125 Simpson Way, Fort McMurray

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MLS® #A2187683

**\$415,000**

5 Bedroom, 3.00 Bathroom, 1,133 sqft  
Residential on 0.17 Acres

Thickwood, Fort McMurray, Alberta

Welcome to 125 Simpson Way, a charming 5-bedroom bungalow situated on a generous 7,318 sq/ft corner lot in the heart of Thickwood. With a detached garage, wide driveway, and ample parking and outdoor space, this home offers incredible value—perfect for families, those needing extra storage, or anyone looking for a spacious property with versatility.

Inside, natural light floods the welcoming living room, creating a bright and inviting atmosphere. The dining area seamlessly connects to the kitchen, where wood cabinetry and a large window overlooking the backyard enhance the warmth of the space. Three bedrooms are located on the main floor, including a primary retreat with its own private two-piece ensuite.

The fully developed lower level offers additional living possibilities with two more bedrooms, a three-piece bathroom, and a second kitchen—ideal for extended family, guests, or added convenience. A separate entry to the basement adds further flexibility.

Outside, the large backyard provides plenty of space to relax and entertain. Whether you're looking for a home with room to grow or an investment opportunity, this property checks all the boxes. Schedule your private tour today.

Built in 1974



## Essential Information

MLS® #	A2187683
Price	\$415,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,133
Acres	0.17
Year Built	1974
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	125 Simpson Way
Subdivision	Thickwood
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 3B7

## Amenities

Parking Spaces	4
Parking	Double Garage Detached, Additional Parking, Driveway, Garage Door Opener, Garage Faces Side, Parking Pad, RV Access/Parking
# of Garages	2

## Interior

Interior Features	Open Floorplan, Separate Entrance, Storage
Appliances	None
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Exterior Entry, Finished, Suite

## Exterior

Exterior Features	Private Yard
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Lot Description	Back Yard, Corner Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	January 29th, 2025
Days on Market	90
Zoning	R1

### **Listing Details**

Listing Office	The Agency North Central Alberta
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