

# \$302,400 - 105 Simpson Way, Fort McMurray

MLS® #A2227969

## \$302,400

3 Bedroom, 1.00 Bathroom, 1,091 sqft

Residential on 0.15 Acres

Thickwood, Fort McMurray, Alberta

**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.

Built in 1974

## Essential Information

MLS® #	A2227969
Price	\$302,400
Bedrooms	3
Bathrooms	1.00



Full Baths	1
Square Footage	1,091
Acres	0.15
Year Built	1974
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	105 Simpson Way
Subdivision	Thickwood
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 3B7

### Amenities

Parking Spaces	5
Parking	Concrete Driveway, Double Garage Detached, Heated Garage, Off Street
# of Garages	2

### Interior

Interior Features	See Remarks
Appliances	See Remarks
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full, Unfinished, Partially Finished

### Exterior

Exterior Features	None
Lot Description	Back Yard, Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Wood Frame

Foundation                  Poured Concrete

### **Additional Information**

Date Listed                  June 5th, 2025

Days on Market            56

Zoning                        R1

### **Listing Details**

Listing Office                COLDWELL BANKER UNITED

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