



GRASSROOTS
REALTY GROUP

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**120 Simpson Way
Fort McMurray, Alberta**

MLS # A2224242



\$349,900

Division:	Thickwood		
Type:	Residential/House		
Style:	Bi-Level		
Size:	911 sq.ft.	Age:	1974 (51 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Linoleum, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: As Is, Where Is, On Possession

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.