



**GRASSROOTS**  
REALTY GROUP

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**105 Simpson Way  
Fort McMurray, Alberta**

**MLS # A2227969**



**\$302,400**

<b>Division:</b>	Thickwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,091 sq.ft.	<b>Age:</b>	1974 (51 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Concrete Driveway, Double Garage Detached, Heated Garage, Off Street		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** as is where is

**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.