



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**117 Simpson Way
Fort McMurray, Alberta**

MLS # A2230701



\$375,000

Division:	Thickwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,137 sq.ft.	Age:	1974 (51 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Additional Parking, Concrete Driveway, Double Garage Detach		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Front Yard, Interior Lot, Lawn, Level, Many Trees, Private, Street F		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed, Stucco, Wood Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Open Floorplan, Storage		

Inclusions: DISHWASHER, STOVE, HOOD FAN, FRIDGE, WASHER, DRYER, BASEMENT FRIDGE

Welcome to this cozy, character-filled bungalow nestled on a mature lot in one of Thickwood's most convenient locations — just steps from shopping, bus routes, and with quick access to both north and southbound highways. Inside, you'll find three comfortable bedrooms on the main floor, including a primary suite with its own private two-piece bathroom. The updated kitchen steals the show with warm butcher block countertops, tile backsplash, stainless steel appliances, and a rustic-modern charm that fits the home perfectly. The open living and dining area is bathed in natural light, creating a bright and welcoming space to gather. Downstairs offers a fantastic extension of the home with a spacious rec room featuring new vinyl plank flooring, a flex area complete with a wet bar, and a sleek three-piece bathroom. You'll also find a large laundry room with plenty of extra storage, a fourth bedroom, and an additional storage room to keep things tidy. Outside, you'll fall in love with the curb appeal, sunny backyard, and space galore. The extra-long driveway provides tons of parking — RVs, trailers, toys, you name it. The double detached garage is a dream with gas radiant heat and a 240V plug-in, ideal for hobbyists or those who need a serious workshop. The backyard is fully fenced, gets all-day sun, and includes a deck for laid-back evenings or entertaining friends. With most big-ticket updates already done — including a newer roof, garage roof, hot water tank, and furnace — all that's left to do is move in and enjoy. Schedule your tour today!