



100 Simcoe Way
Fort McMurray, Alberta

MLS # A2287181



\$489,900

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Thickwood | | |
| Type: | Residential/House | | |
| Style: | Bi-Level | | |
| Size: | 910 sq.ft. | Age: | 1973 (53 yrs old) |
| Beds: | 4 | Baths: | 2 |
| Garage: | Boat, Double Garage Detached, Driveway, Off Street, Paved, RV Access/Part | | |
| Lot Size: | 0.15 Acre | | |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, City Lot, Front Yard, Greenbelt, L | | |

| | | | |
|--------------------|---|-------------------|---|
| Heating: | Forced Air, Natural Gas | Water: | Public |
| Floors: | Carpet, Hardwood, Laminate, Tile, Vinyl Plank | Sewer: | Sewer |
| Roof: | Asphalt | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | R1 |
| Foundation: | Poured Concrete | Utilities: | Cable, Electricity, Natural Gas, Garbage Collection |
| Features: | Bidet, Bookcases, See Remarks, Tankless Hot Water | | |

Inclusions: Garage heater, Pergola, Metal Gazebo, Blinds, Reclaimed Wood Coat Hooks, Electric Fireplace, Extra Engineered Hardwood (in box).

Welcome to 100 Simcoe Way, where thoughtful renovations create a calm, spa-like atmosphere and an expansive 16x75 driveway & oversized heated 28x28 garage w/ oversized door deliver the space and functionality that buyers crave. From the moment you step inside, you will feel the calm, intentional design and quality craftsmanship that sets this property apart. This fully developed bilevel offers four bedrooms (including a primary that accommodates a king-sized bed) and two beautifully renovated full bathrooms, perfectly balancing everyday function with elevated comfort. The main floor welcomes you with stunning engineered hardwood flooring (2025), upgraded trim and wainscotting, and large windows in the kitchen, living, and dining areas that were replaced in 2025 to enhance both efficiency and natural light. The custom front railing, hand-built with distressed cedar and welded rebar, makes a striking first impression and speaks to the pride of ownership throughout. The large, bright living room pours with natural light and connects seamlessly to the adjacent dining nook. The galley-style kitchen is warm and inviting w/ full-height maple cabinetry, Avonite countertops, a gas stove w/ newly installed gas line (2025), Electrolux dishwasher (2025), stainless steel fridge and microwave (2016), and even a built-in cup rinser for added convenience. Just off the back entry, you will find custom coat hooks crafted from reclaimed wood salvaged from the 2016 wildfire, a meaningful and uniquely Fort McMurray touch. The true showstopper of this home is the spa-inspired main bathroom renovation completed in 2024. Featuring a pine ceiling, steam shower (w/ rainfall head, body jets, & handheld sprayer), heated tile floors, illuminated mirror, and a Japanese Ove smart toilet (w/ heated bidet and seat, remote, autoflush, UV sanitation, carbon filter deodorizer,

and air dryer), this space transforms your daily routine into a luxury experience. Downstairs, you will find a large family room accented w/ wood and metal features, and an electric fireplace with stone surround, . The basement bathroom also received a stunning renovation in 2024 w/ soaker tub, illuminated mirror, & pine ceiling. Two more bedrooms complete the space downstairs. Comfort continues w/ CENTRAL AIR conditioning, furnace (replaced 2010), upgraded electrical panel (2024), & hot water on demand (2024). There is an exterior hot water tap that makes filling the hot tub a breeze. The house shingles were replaced in 2007 & the garage shingles in 2025. Step outside and you will find a private backyard oasis complete with a pergola built in 2016, fenced yard (2015), storage beneath the deck, and stone placement perfect for a portable fire pit. Whether hosting friends or enjoying a quiet evening under the lights, this space truly feels like a retreat. Lastly, the additional parking at the side of the home makes this property a rare find. Backing & siding greenspace, close to all major amenities, this gem won't last long!