

\$469,900 - 101 Simpson Way, Fort McMurray

MLS® #A2239474

\$469,900

4 Bedroom, 3.00 Bathroom, 1,331 sqft
Residential on 0.15 Acres

Thickwood, Fort McMurray, Alberta

101 Simpson Way is an updated GORGEOUS BUNGALOW in the heart of THICKWOOD! Fully Renovated in 2018! And FRESHLY PAINTED!! This home features a custom Kitchen with granite countertops, glass backsplash, and Frigidaire stainless steel appliances.

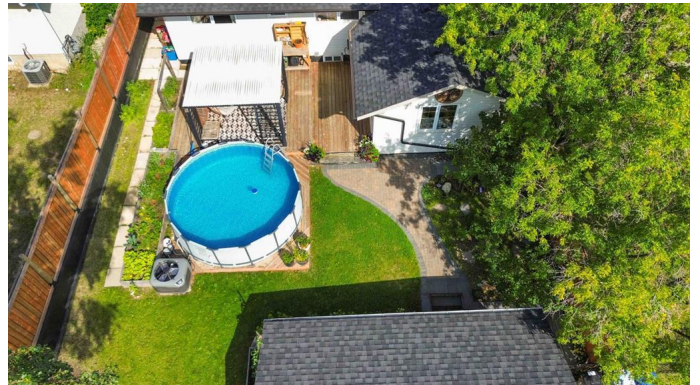
The OPEN CONCEPT main floor offers maple hardwood, updated light fixtures, and large windows for natural light.

Upstairs has 3 bedrooms, including a primary with 2-piece- A bright sunroom with wraparound windows and a wood-burning fireplace adds extra living space.

The basement includes a 4th bedroom, full bath, large rec room, newer carpet and underlay, and upgraded drop ceiling. Outside features a fully fenced, manicured corner lot with extensive garden beds, a new pool, and a spacious oversized (22x16) detached single-car garage, offering ample room for parking a vehicle and additional storage and a great workspace.

The platform deck and conversation area is a complete sanctuary to unwind on and take in the warm weather while the kids enjoy the pool!

A wraparound stone walkway provides full access to the home from front, side, and back.



Direct greenbelt access leads to the nearby school. Located close to Tim Hortons and all major amenities.

2024/25- All the appliances updated. Furnace fan motor replaced. Humidifier added to the Furnace, new sod in the backyard and new fencing and gates, brick path around house, pool and heater. Upgraded the electrical panel to 125amp

Built in 1979

Essential Information

MLS® #	A2239474
Price	\$469,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,331
Acres	0.15
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	101 Simpson Way
Subdivision	Thickwood
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 3B7

Amenities

Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

Interior

Interior Features	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Refrigerator, Washer/Dryer, Stove(s)
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Private Yard, Private Entrance
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Backs on to Park/Green Space, Corner Lot, Fruit Trees/Shrub(s), Garden, Gazebo, Irregular Lot
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	July 13th, 2025
Days on Market	64
Zoning	R1

Listing Details

Listing Office	People 1st Realty
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