

\$415,000 - 125 Simpson Way, Fort McMurray

MLS® #A2187683

\$415,000

5 Bedroom, 3.00 Bathroom, 1,133 sqft

Residential on 0.17 Acres

Thickwood, Fort McMurray, Alberta

Welcome to 125 Simpson Way, a charming 5-bedroom bungalow situated on a generous 7,318 sq/ft corner lot in the heart of Thickwood. With a detached garage, wide driveway, and ample parking and outdoor space, this home offers incredible value—perfect for families, those needing extra storage, or anyone looking for a spacious property with versatility.

Inside, natural light floods the welcoming living room, creating a bright and inviting atmosphere. The dining area seamlessly connects to the kitchen, where wood cabinetry and a large window overlooking the backyard enhance the warmth of the space. Three bedrooms are located on the main floor, including a primary retreat with its own private two-piece ensuite.

The fully developed lower level offers additional living possibilities with two more bedrooms, a three-piece bathroom, and a second kitchen—ideal for extended family, guests, or added convenience. A separate entry to the basement adds further flexibility.

Outside, the large backyard provides plenty of space to relax and entertain. Whether you're looking for a home with room to grow or an investment opportunity, this property checks all the boxes. Schedule your private tour today.

Built in 1974



Essential Information

MLS® #	A2187683
Price	\$415,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,133
Acres	0.17
Year Built	1974
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	125 Simpson Way
Subdivision	Thickwood
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 3B7

Amenities

Parking Spaces	4
Parking	Double Garage Detached, Garage Door Opener, Additional Parking, Driveway, Garage Faces Side, Parking Pad, RV Access/Parking
# of Garages	2

Interior

Interior Features	Open Floorplan, Separate Entrance, Storage
Appliances	None
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Private Yard
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Lot Description	Back Yard, Corner Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	January 29th, 2025
Days on Market	81
Zoning	R1

Listing Details

Listing Office	The Agency North Central Alberta
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