

# \$288,000 - 105 Simpson Way, Fort McMurray

MLS® #A2227969

**\$288,000**

3 Bedroom, 1.00 Bathroom, 1,091 sqft

Residential on 0.15 Acres

Thickwood, Fort McMurray, Alberta

**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.

Built in 1974

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2227969  |
| Price     | \$288,000 |
| Bedrooms  | 3         |
| Bathrooms | 1.00      |



|                |             |
|----------------|-------------|
| Full Baths     | 1           |
| Square Footage | 1,091       |
| Acres          | 0.15        |
| Year Built     | 1974        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 105 Simpson Way |
| Subdivision | Thickwood       |
| City        | Fort McMurray   |
| County      | Wood Buffalo    |
| Province    | Alberta         |
| Postal Code | T9H 3B7         |

### Amenities

|                |                                                                      |
|----------------|----------------------------------------------------------------------|
| Parking Spaces | 5                                                                    |
| Parking        | Double Garage Detached, Off Street, Concrete Driveway, Heated Garage |
| # of Garages   | 2                                                                    |

### Interior

|                   |                                      |
|-------------------|--------------------------------------|
| Interior Features | See Remarks                          |
| Appliances        | See Remarks                          |
| Heating           | Forced Air                           |
| Cooling           | Central Air                          |
| Fireplace         | Yes                                  |
| # of Fireplaces   | 1                                    |
| Fireplaces        | Wood Burning                         |
| Has Basement      | Yes                                  |
| Basement          | Full, Partially Finished, Unfinished |

### Exterior

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior Features | None                                    |
| Lot Description   | Back Yard, Backs on to Park/Green Space |
| Roof              | Asphalt Shingle                         |
| Construction      | Wood Frame                              |

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      June 5th, 2025  
Days on Market                99  
Zoning                              R1

**Listing Details**

Listing Office                    COLDWELL BANKER UNITED

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