



104 Simpson Way Fort McMurray Alberta

\$399,999

26' x 30' GARAGE! Welcome to 104 Simpson Way located in central Thickwood on a quiet street that is only a few steps from Save on foods and 2 elementary schools. Let's start with the IMPRESSIVE GARAGE. This 26' x 30' garage is truly awesome with tall ceilings- approx 10 ft, a new heater (only 3 years old), lots of storage and its wired for 240. The 22' x 70' driveway can accommodate all your RV or boat parking needs and will still leave drive through access to the garage. Inside on the main floor you will find a back mud room, an eat in kitchen, a bright front living room, a 4 PC bathroom, and 2 generous size bedrooms. The primary bedroom has dual closets and a jetted tub which could be renovated into an ensuite bathroom. The basement has a bright family room with a large above ground window and a pellet stove (WETT certified in 2021), a 4PC bathroom, a kitchenette, a 3rd bedroom and a storage room. Outside you will find two decks one in the front and one in the back yard, a shed and still room in the backyard for a trampoline or swing set. Additional upgrades are new shingles on the house (4 years ago), new shingles on the garage (5 years ago), new exterior lights and a new garage heater (3 years ago). If you are looking for a big garage and tons of parking space than this is for you! (id:6769)

4pc Bathroom Measurements not available
Bedroom 3.33 M x 4.34 M
Family room 5.64 M x 4.34 M
4pc Bathroom Measurements not available
2pc Bathroom Measurements not available

Bedroom 4.34 M x 3.63 M
Living room 5.05 M x 4.98 M
Primary Bedroom 4.40 M x 5.44 M
Kitchen 3.35 M x 5.16 M

Listing Presented By:



Originally Listed by:
RE/MAX FORT MCMURRAY

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