



## 108 Simcoe Way Fort McMurray Alberta

\$349,900

Welcome to this charming and conveniently located home, just a hop, skip, and jump away from a grocery store, shopping centers, and two elementary schools. You'll love the ease and accessibility this neighborhood offers. Step inside and be greeted by the timeless beauty of hardwood floors that flow throughout the majority of the main floor. The spacious layout includes two inviting living rooms, one of which features a cozy fireplace, creating the perfect spot to unwind and relax. The main floor also boasts a freshly renovated bathroom, adding a touch of modernity to the home. The well-appointed kitchen has been upgraded with a new countertop and backsplash, providing both style and functionality. The main floor is complete with three comfortable bedrooms. Downstairs, you'll find a large fourth bedroom with its own ensuite bathroom, making it a great guest suite or private space for family members. The basement also features a versatile family room that could easily be converted into a fifth bedroom if desired. Outside, this property offers desirable features including a detached, heated single-car garage, providing ample storage space for your vehicle or belongings. You'll appreciate the privacy and serenity provided by the adjacent greenspace and having only one neighbor. Additionally, there's a hidden greenspace tucked away behind the houses, accessible through a walkway next to the property. The large backyard is a true oasis, adorned with tall, mature trees that offer shade and privacy. It's a perfect setting for outdoor gatherings, playtime, and relaxation. Let your imagination run wild with the endless possibilities this expansive and inviting space has to offer. This wonderful home has BRAND NEW SHINGLES is available immediately. Don't miss out on this incredible opportunity. (id:6769)

4pc Bathroom 2.80 M x 1.91 M

Bedroom 3.61 M x 7.09 M

Recreational, Games room 3.35 M x 7.09 M

Furnace 2.69 M x 1.91 M

4pc Bathroom 1.50 M x 2.74 M

Bedroom 2.57 M x 3.76 M

Bedroom 3.81 M x 3.83 M

Bedroom 3.25 M x 3.53 M

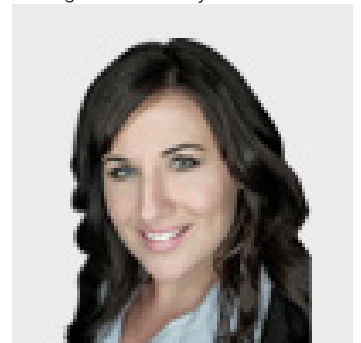
Breakfast 2.67 M x 2.74 M

Dining room 4.57 M x 4.85 M

Kitchen 2.54 M x 2.74 M

Living room 4.04 M x 3.56 M

Listing Presented By:



Originally Listed by:  
RE/MAX FORT MCMURRAY

<http://www.jadenesellshomes.com>

**RE/MAX**

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