



## 169 Simcoe Way Fort McMurray Alberta

\$469,900

For more information, please click on Brochure button below. Looking for a house with enough parking to avoid street parking? Welcome to 169 Simcoe Way. This driveway can accommodate your RV + several other vehicles. There's also a spot for a flat deck trailer or a decent pool without killing the grass! You will also find a detached 26x24 heated garage with a 8x14 garage door and 10 foot ceilings. The back yard is beautifully maintained with mature sour cherry trees, large Saskatoon bushes, a raised garden bed, and a 10x16 garden shed. Back yard opens into a grassy alley way. This 864 sqft Bi Level home was built in 1973 and has undergone extensive renovation. New flooring throughout the home and the downstairs bathroom has been fully renovated. The kitchen has been upgraded with white quartz countertops, white Subway tile backsplash, and painted cabinets. Upstairs you will find 2 bedrooms and a 4pc bathroom. The kitchen has a patio door that opens to the sunroom where you can enjoy warm days without the mosquitos! Central AC helps keep you cool during those hot summer days. Downstairs offers a fully developed kitchenette + space for a living room set up, 2 bedrooms, newly renovated 3pc bathroom and understairs storage that can accommodate a small chest freezer. Home is located in the heart of Thickwood, walking distance to schools, restaurants, shopping and bus routes. A must see! (id:6769)

Bedroom 10.83 Ft x 8.58 Ft  
Bedroom 8.17 Ft x 9.42 Ft  
Living room 11.75 Ft x 8.75 Ft  
Other 7.00 Ft x 10.33 Ft  
3pc Bathroom .00 Ft x .00 Ft

Other 19.00 Ft x 9.00 Ft  
Living room 13.83 Ft x 13.25 Ft  
Primary Bedroom 12.00 Ft x 10.17 Ft  
Bedroom 13.00 Ft x 8.58 Ft  
4pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



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**RE/MAX**

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