



THE
A-TEAM

**RE/MAX
FIRST**

142 WOLVERINE Drive, Fort McMurray T9H4L7

MLS® #: **A2109934** Area: **Thickwood** Listing Date: **02/23/24** List Price: **\$299,900**
 Status: **Active** County: **Wood Buffalo** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Fort McMurray**
 Year Built: **1979**
 Lot Information
 Lot Sz Ar: **3,850 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,016**
 Low Sqft:
 Ttl Sqft: **1,016**

DOM

83
Layout
 Beds: **5 (3 2)**
 Baths: **2.0 (2 0)**
 Style: **Bi-Level,Side by Side**
Parking
 Ttl Park: **5**
 Garage Sz:

Access:
 Lot Feat: **Back Yard,Few Trees,Front Yard,Lawn,Low Maintenance Landscape,Landscaped,Level,Street Lighting,Rectangular Lot**
 Park Feat: **Driveway,Off Street,Parking Pad,Side By Side,Tandem**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Boiler,Natural Gas**
 Sewer:
 Ext Feat: **Other**
 Construction: **Vinyl Siding**
 Flooring: **Carpet,Laminate,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Refrigerator,Stove(s),Washer,Washer/Dryer**
 Int Feat: **Laminate Counters,See Remarks,Separate Entrance,Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	13`3" x 10`6"	Bedroom	Main	7`11" x 10`6"
Bedroom	Main	9`11" x 10`5"	Kitchen	Main	8`0" x 6`10"
Living Room	Main	12`0" x 13`2"	Dining Room	Main	12`0" x 11`11"
4pc Bathroom	Main	7`2" x 4`11"	Family Room	Basement	21`5" x 18`3"
Kitchen	Basement	8`4" x 9`4"	Bedroom	Basement	16`6" x 9`6"

**Bedroom
Furnace/Utility Room**

**Basement
Basement**

**9`3" x 8`5"
9`8" x 5`0"**

4pc Bathroom

Basement

8`4" x 5`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

7822691

Zoning:
R2

Remarks

Pub Rmks: **A RARE opportunity to buy 2 duplexes together - buy one or both! Each unit has an upstairs and downstairs with SEPERATE ENTRANCES totaling 4 separate living areas in the building. City assessed over \$309,000 each - they are priced to sell! Sitting on large lots 3850 sq ft each for a total of 7700 sq ft there is loads of room for parking (4 for each duplex) , relaxing or creating a community garden for everyone - how great is that. The exterior windows, doors and siding replace in 2014. The electrical panel and all plugs and switches have been updated (yes wiring is copper) 2014. New roof in 2017. Also unique to this building is a concrete wall which divide the units -adding an additional sound barrier - another rare find! Upstairs each unit has kitchen, living and dining with 3 good size bedrooms and own laundry facilities. Downstairs each unit has own kitchen, living and dining with 2 bedrooms - large windows and laundry facilities in ALL 4 living areas. Buy one duplex or make an offer to buy both. A couple tenants love it there and are willing to stay.**

Inclusions: **2 fridges, 2 stoves, 2 dishwashers. 2 washers, 2 dryers**
Property Listed By: **COLDWELL BANKER UNITED**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800









