



THE
A-TEAM

**RE/MAX
FIRST**

136 WOLVERINE Drive, Fort McMurray T9H 4L4

MLS® #: **A2124978**

Area: **Thickwood**

Listing Date: **04/22/24**

List Price: **\$349,900**

Status: **Pending**

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:

1,093

Low Sqft:

Ttl Sqft:

1,093

DOM

26

Layout

Beds:

4 (4)

Baths:

2.0 (2 0)

Style:

4 Level Split, Side by Side

Parking

Ttl Park:

2

Garage Sz:

Access:

Lot Feat:

Park Feat:

Back Yard, Front Yard, Standard Shaped Lot, Street Lighting Driveway, Parking Pad

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Storage**

Construction:

Stucco, Wood Siding

Flooring:

Carpet, Laminate, Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings

Int Feat:

Breakfast Bar, Granite Counters, Open Floorplan, Pantry

Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	10`5" x 12`7"
Living Room	Main	11`11" x 20`2"
4pc Bathroom	Second	8`1" x 8`0"
Bedroom	Third	10`2" x 10`6"
4pc Bathroom	Third	8`0" x 7`11"
Kitchen	Basement	13`1" x 9`3"

Room	Level	Dimensions
Kitchen	Main	14`3" x 11`5"
Bedroom - Primary	Second	12`5" x 11`3"
Bedroom	Second	11`0" x 11`3"
Bedroom	Third	12`6" x 10`6"
Game Room	Basement	25`6" x 11`1"
Laundry	Basement	13`0" x 11`4"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R2

7822691

Remarks

Pub Rmks:

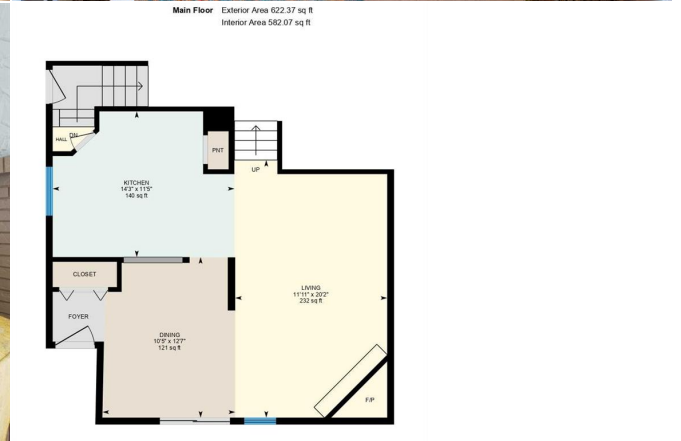
Welcome to 136 Wolverine Drive. This spacious 4-bedroom Thickwood home with 2 full baths offers the perfect blend of comfort and functionality for a growing family. As you step inside, you'll be greeted by a bright and airy dining room, complete with sliding doors leading to a large deck, ideal for enjoying outdoor meals or simply relaxing in the fresh air. The kitchen boasts ample countertops, rich cabinetry, a convenient breakfast bar, and a pantry for additional storage. This space seamlessly flows into the inviting living room, where a cozy decor fireplace creates a warm and welcoming atmosphere with vaulted ceilings and modern wood beams, perfect for entertaining guests or spending quality time with family. The upper level features two generously sized bedrooms and a well-appointed 4-piece bathroom, providing comfortable living spaces for family members or guests, plus laundry for optimal function. Downstairs, the separate entrance basement offers even more versatility, with a large recreation room, functional kitchenette, two spacious bedrooms, and an additional 4-piece bathroom, plus a spacious laundry room and additional storage. Outside, the expansive backyard offers ample space for outdoor activities and includes a convenient shed for storing outdoor equipment and essentials. Perched in the heart of Thickwood, this home is conveniently located close to reputable schools such as Westwood, Westview, and St. Gabriel, as well as the nearby Thickwood Dog Park, providing opportunities for both education and recreation for the whole family. Additional upgrades include hot water tank 4 years, furnace 10 years, central vac with 2 hoses, wifi switches, new carpet, new range hood and more! Check out the photos, floor plans and 3D tour, and call today to book your personal viewing.

Inclusions:
Property Listed By:

Refrigerator X2, Stove, Dishwasher X2, Range Hood, OTR Microwave, Washer X2, Dryer X2, All Window Coverings, and Shed.
ROYAL LEPAGE BENCHMARK

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







3rd Floor Exterior Area 423.17 sq ft
Interior Area 393.21 sq ft



