



THE
A-TEAM

**RE/MAX
FIRST**

214 WOLVERINE Drive, Fort McMurray T9H 4M2

MLS® #: **A2126547**

Area: **Thickwood**

Listing Date: **04/26/24**

List Price: **\$329,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half Duplex)

Finished Floor Area

City/Town:

Fort McMurray

Abv Sqft:

1,103

Year Built:

1979

Low Sqft:

Ttl Sqft:

1,103

Lot Information

Lot Sz Ar:

3,850 sqft

Lot Shape:

DOM

23

Layout

Beds:

4 (2 2)

Baths:

2.0 (2 0)

Style:

Back Split, Split Level

Parking

Ttl Park:

3

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Back Yard, Fruit Trees/Shrub(s), Front Yard, Lawn, Garden, Landscaped
Concrete Driveway, Drive Through, Driveway, Parking Pad, Paved**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air, Natural Gas**
Sewer: **Public Sewer**
Ext Feat: **Garden, Private Yard**

Construction: **Stucco, Wood Siding**
Flooring: **Carpet, Ceramic Tile, Laminate**
Water Source: **Public**
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner, Dryer, Microwave, Refrigerator, Washer/Dryer**
Int Feat: **Ceiling Fan(s), Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Vinyl Windows**
Utilities: **Cable Connected, Electricity Connected, Natural Gas Connected, Garbage Collection, Phone Connected, Sewer Connected, Water Connected**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Upper	8`0" x 7`11"	Bedroom	Upper	11`3" x 11`4"
Bedroom - Primary	Upper	12`5" x 11`4"	4pc Bathroom	Basement	8`2" x 8`1"
Bedroom	Basement	10`6" x 10`8"	Bedroom	Basement	12`5" x 10`8"

Legal/Tax/Financial

Title:

Zoning:

Fee Simple

Legal Desc:

R2

7822691

Remarks

Pub Rmks:

DRESSED TO IMPRESS FROM RENVOATIONS TO AFFORDABLE PRICE AND AMAZING SQUARE FOOTAGE! Prepared to be pleasantly surprised by the size of this home in Thickwood that has **OVER 2000 SQ FT OF LIVING SPACE**, not to mention the glowing renovations that have been done top to bottom, including a **FRESHLY PAINTED** exterior. The exterior starts with an extra driveway, giving you room for RV parking, and room for your vehicles too. The exterior has just been freshened with paint making the curb appeal a modern farmhouse look. In addition, you have a great size fully fenced and landscaped yard, plus a large front deck. You will think you are wearing rose colored glasses when you step inside this home, as the outside does not interpret the size of this 4 levels back spilt. The main level of this home will impress with the **VAULTED CEILINGS**, open wood ceiling beams, corner brick faced wood burning fireplace, an oversized living room, next to a formal dining room with sliding garden doors that lead to your front deck, making this a fantastic space to entertain both inside and out. The main level continues with a fully **RENOVATED KITCHEN**, timeless ivory-colored cabinets, **GRANITE COUNTER TOPS**, and stainless appliances. Main floor is complete with a laundry area. The 2 floor of this home offers 2 large bedrooms and a fully renovated bathroom that includes a beautiful vanity and tiled floors. Next stop is the 3 level of this home that offers 2 more bedrooms both with large above ground windows giving this level a ton of natural light. This level and the 4th level have newly updated carpets that your toes will sink into. The 3rd level is complete with your second fully Renovated bathroom. The 4th level of this home features an additional oversized living space with family room, **WET BAR/KITCHENETTE**. This level is also complete with a 2nd laundry room and storage room. This Home offers so much versatility with its layout and the fact it has a side **SEPARATE ENTRANCE** and 2 laundry areas and kitchenette. You could live on the upper portion main and 2 ND level and rent out the 3rd and 4th level to create some cash flow. Or simply use all 4th level for your family. The location of the main level laundry could be converted to a large walk-in pantry if you didn't need the 2 laundry rooms. Other upgrades in the past 9 years include Shingles, furnace, hot water tank, central a/c, appliances, flooring, paint and more. This home is an excellent opportunity to own and stop paying rent and is perfectly located in walking distance to schools, parks and more. Schedule you're viewing today.

Inclusions:

Property Listed By:

2 fridges, stove, dishwasher, 2 washers, 2 dryers, blinds, all basement furnishings, central a/c, shed in yard
COLDWELL BANKER UNITED

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









