



THE
A-TEAM

**RE/MAX
FIRST**

182 WOLVERINE Drive, Fort McMurray T9H 4L7

MLS®#: **A2171881**

Area: **Thickwood**

Listing Date: **10/11/24**

List Price: **\$225,000**

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:

1,205

Year Built:

1979

Low Sqft:

Ttl Sqft:

1,205

Lot Information

Lot Sz Ar:

4,013 sqft

Lot Shape:

DOM

7

Layout

Beds:

4 (3 1)

Baths:

1.5 (1 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

4

Garage Sz:

Access:

Lot Feat:

Park Feat:

Landscaped,Standard Shaped Lot

Driveway,None

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Other**

Construction:

Other

Flooring:

Carpet,Laminate,Linoleum

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

See Remarks

Int Feat:

See Remarks

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	13`11" x 12`5"
Kitchen	Main	9`10" x 10`4"
Bedroom - Primary	Second	12`0" x 12`6"
Bedroom	Second	11`0" x 11`1"
Game Room	Basement	13`4" x 11`6"
Den	Basement	7`5" x 7`10"
Bedroom	Basement	8`11" x 8`1"

Room	Level	Dimensions
Dining Room	Main	10`6" x 11`9"
2pc Bathroom	Main	6`1" x 4`10"
4pc Bathroom	Second	5`1" x 7`7"
Bedroom	Second	10`6" x 11`1"
Laundry	Basement	7`0" x 10`0"
Furnace/Utility Room	Basement	7`9" x 5`0"

Title:
Fee Simple
Legal Desc:

Zoning:
R2

7822691

Remarks

Pub Rmks: **Step into this charming duplex featuring upgraded flooring throughout the main level. The large living room offers abundant natural light. The cozy kitchen boasts trendy two-toned painted cabinets and a stylish subway tile backsplash, the adjacent dining area is spacious for entertaining and offers sliding glass doors leading to the covered back porch. A convenient powder room completes the main floor. Upstairs, you'll find three bedrooms and a 4-piece bathroom. The basement is developed and provides a rec room/family room for extra living space, an additional bedroom, and a den perfect for a home office/craft/workout room. Laundry facilities are located in the basement and this room has plenty of space for future storage solutions. This home offers an extra long driveway that accommodates multiple vehicles or an RV, a fully fenced backyard, storage shed, and is located in a desirable neighbourhood close to schools, amenities, walking trails, and the dog park! A little TLC will go a long way - this home is a great opportunity to build some sweat equity! Don't miss your chance to make this property your own!**

Inclusions:
Property Listed By: **AS IS WHERE IS
EXP REALTY**

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







