



THE
A-TEAM

**RE/MAX
FIRST**

142 WOLVERINE Drive, Fort McMurray T9H4L7

MLS® #: **A2177735**

Area: **Thickwood**

Listing Date: **11/06/24**

List Price: **\$279,900**

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:

Access:
Lot Feat:

Park Feat:

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

DOM

57
Layout
Beds: **5 (3 2)**
Baths: **2.0 (2 0)**
Style: **Bi-Level,Side by Side**

Parking
Ttl Park: **5**
Garage Sz:

Back Yard,Few Trees,Front Yard,Lawn,Low Maintenance Landscape,Landscaped,Level,Street Lighting,Rectangular Lot
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

| <u>Room</u> | <u>Level</u> | <u>Dimensions</u> | <u>Room</u> | <u>Level</u> | <u>Dimensions</u> |
|--------------------------|-----------------|----------------------|--------------------|-----------------|-----------------------|
| 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 Great Duplex that has the ability to earn income by renting the basement as you live upstairs or rent both as I great investment property. SEPERATE ENTRACE to basement.. City assessed over \$309,000 - priced to sell! Sitting on large lot 3850 sq ft . 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 has its own kitchen, living and dining with 2 bedrooms - large windows and laundry facilities up and downstairs. Tenants love it there and are willing to stay.**

Inclusions: **n/a**
Property Listed By: **COLDWELL BANKER UNITED**

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









