



THE
A-TEAM

**RE/MAX
FIRST**

131 WOLVERINE Drive, Fort McMurray T9H 4L5

MLS® #: **A2183151** Area: **Thickwood** Listing Date: **01/08/25** List Price: **\$449,000**
 Status: **Active** County: **Wood Buffalo** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Fort McMurray** Finished Floor Area
 Year Built: **1979** Abv Sqft: **1,202**
 Lot Information Low Sqft:
 Lot Sz Ar: **6,421 sqft** Ttl Sqft: **1,202**
 Lot Shape:

DOM

12
Layout
 Beds: **4 (3 1)**
 Baths: **2.5 (2 1)**
 Style: **Bungalow**

Parking

Ttl Park: **5**
 Garage Sz: **1**

Access:

Lot Feat: **Back Yard,Few Trees,Lawn,Rectangular Lot**
 Park Feat: **Concrete Driveway,See Remarks,Single Garage Attached**

Utilities and Features

Roof: **Asphalt**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Private Yard,Storage**

Construction: **Mixed**
 Flooring: **Carpet,Laminate,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Microwave Hood Fan,Oven,Oven-Built-In,Refrigerator,See Remarks,Washer,Wine Refrigerator**
 Int Feat: **Built-in Features,Closet Organizers,Pantry,See Remarks,Storage**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	12`7" x 14`11"	Kitchen	Main	11`4" x 19`10"
Bedroom	Main	8`8" x 9`2"	Bedroom	Main	9`2" x 12`9"
Bedroom - Primary	Main	13`1" x 12`0"	4pc Bathroom	Main	
2pc Ensuite bath	Main	0`0" x 0`0"	Kitchenette	Basement	15`0" x 11`8"
Game Room	Basement	11`4" x 19`4"	Bedroom	Basement	14`5" x 11`9"

4pc Bathroom
Storage

Basement
Basement

Laundry
Den
Legal/Tax/Financial

Basement
Basement

9`7" x 10`10"

Title:
Fee Simple
Legal Desc:

Zoning:
R1

7822691

Remarks

Pub Rmks:

Welcome to 131 Wolverine Drive. This ideal family home is situated in the heart of Thickwood and prime location, close to schools, the Birchwood Trail System, dog park, and amenities. Upon approaching the home you will notice the extensive 4 CAR DRIVEWAY!! Marvel at the supreme curb appeal this home has to offer with trees, shrubbery and large brick porch. You can also rejoice at the oversized, single car attached garage conveniently equipped with a man door. Upon entering the home you are greeted by the modern and sleek hallway which leads to the cozy front living room including an abundance of windows and natural light. The main floor is also home to 3 bedrooms, primary 2 piece ensuite, updated 4 piece main bath, storage closets and dining room. The kitchen has been updated with new bamboo countertops, tile backsplash, hardware and stainless steel appliances. From the kitchen you enter the rear porch which leads to the backyard and basement. The basement offers an in-law suite equipped with a new kitchenette, bedroom, a generous-sized living room, and an additional den or office space. There is also a laundry room and a fully upgraded 4 piece bathroom, storage room, as well as additional storage under the stairs. The backyard is fully fenced with a patio area that's great for hosting parties or summer barbecues. There is also a shed, lilac tree, rhubarb and extensive greenery. You will also find room to park all your toys along the side of the home with the convenient new double wide gate. UPGRADES INCLUDE: new flooring, roof (2016), air conditioning (2019), fencing (2023), garage door (2023), driveway, bathrooms, appliances, shed, paint and trim throughout. There are too many to list! In addition to all of these amazing upgrades the home is prewired for central vac and projector with sound system in the basement. This move in ready family home is offered at an amazing price in an amazing location. Call today to book your showing!

Inclusions:
Property Listed By:

**Kitchen Island, Blinds, Shed in Backyard, Basement Refrigerator and Microwave
People 1st Realty**

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







