



THE
A-TEAM

**RE/MAX
FIRST**

157 WOLVERINE Drive, Fort McMurray T9H 4L6

MLS® #: **A2238677**

Area: **Thickwood**

Listing Date: **07/13/25**

List Price: **\$369,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

1978

Lot Information

Lot Sz Ar:

6,325 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,017

Low Sqft:

Ttl Sqft:

1,017

DOM

3

Layout

Beds:

3 (3)

Baths:

2.0 (2 0)

Style:

Bungalow

Parking

Ttl Park:

3

Garage Sz:

1

Access:

Lot Feat:

Park Feat:

Back Yard,Front Yard

Additional Parking,Single Garage Detached

Utilities and Features

Roof: **Asphalt**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Yard**

Construction:

Vinyl Siding,Wood Frame

Flooring:

Carpet,Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Electric Stove,Microwave Hood Fan,Washer/Dryer

Int Feat:

Beamed Ceilings,Laminate Counters

Utilities:

Room Information

Room

Level

Dimensions

Room

Level

Dimensions

Legal/Tax/Financial

Title:

Fee Simple

Zoning:

R1

Legal Desc:

7822691

Remarks

Pub Rmks:

Great little fixer upper in quiet area in Thickwood. If you love to renovate then I have found your next project. All that is required is some creativity, hard working

hands, lots of tools and some cash. This home has some great potential and why we have priced at a fair market so you can put in the work to make it your own. . Large living and kitchen area with a dining area can be opened up and made into a spectacular floor plan. 3 bedrooms along with a full bath is the start to a great family home. It's incredible what some painting and new flooring would do for this home. Basement is also developed with a huge rec/games room,, 3 piece bath with a custom stand up shower and a telephone right beside the toilet in case you run out of toilet paper. Laundry and loads of storage is also in the basement. Front of the home has a large deck that allows for privacy and lots of sunshine through the trees. A great way to start your day with your favorite morning beverage. Back entry has a little porch or can be used as a flex room. Backyard also needs some work but does have a fenced yard, a shed, fire pit. The 28 x 30 garage with a workshop is a great addition for a carpenter, welder or mechanic. Driveway has room to park your RV. Shingles, furnace and hot water tank are approx 7 years old. Close to schools, dog park, medical clinic, local pub, corner store, and walking/biking trails. If you are looking to be part of this big flip then come take a look and then start to create your vision for this property. Call today to view.

Inclusions:

Property Listed By:

N/A

3% REALTY FORT MCMURRAY

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







