

# \$239,888 - 180 Wolverine Drive, Fort McMurray

MLS® #A2197398

**\$239,888**

3 Bedroom, 2.00 Bathroom, 1,150 sqft

Residential on 0.09 Acres

Thickwood, Fort McMurray, Alberta

UNDER \$250K AND FULLY DEVELOPED WITH A DETACHED GARAGE 30X16 with 10 ft ceilings IN A GREAT LOCATION IN WALKING DISTANCE TO SCHOOLS, PARKS, TRAIL, SHOPPING AND MORE. This home has been freshly painted on the main and upper levels. This 2-storey features a large front living room that leads to your spacious kitchen and dining room. The main level is complete with a 2 pc powder room and a back door leading to your great-sized yard that is fully fenced and treed, giving you lots of privacy in the backyard during the summer months. The upper level offers 3 generously sized bedrooms and a full 4 pc bathroom. The lower level is fully developed with a family room, den, and laundry room. The Laundry room features an updated washer/dryer combo all in one. This property has UPDATED SHINGLES, HOT WATER TANK, AND FENCING IN 2017. This is an opportunity to own a home with a garage and do some renovations to make it your own. Call for your personal tour today!

Built in 1979

## Essential Information

MLS® #	A2197398
Price	\$239,888
Bedrooms	3
Bathrooms	2.00



Full Baths	1
Half Baths	1
Square Footage	1,150
Acres	0.09
Year Built	1979
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	180 Wolverine Drive
Subdivision	Thickwood
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 4L7

### **Amenities**

Parking Spaces	4
Parking	Double Garage Detached, Driveway
# of Garages	2

### **Interior**

Interior Features	Laminate Counters, No Smoking Home, Vinyl Windows
Appliances	Dishwasher, Garage Control(s), Microwave, Refrigerator, Washer, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Other
Lot Description	Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot, Fruit Trees/Shrub(s)
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	March 1st, 2025
Days on Market	90
Zoning	R2

## Listing Details

Listing Office	COLDWELL BANKER UNITED
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