

# \$319,888 - 214 Wolverine Drive, Fort McMurray

MLS® #A2197687

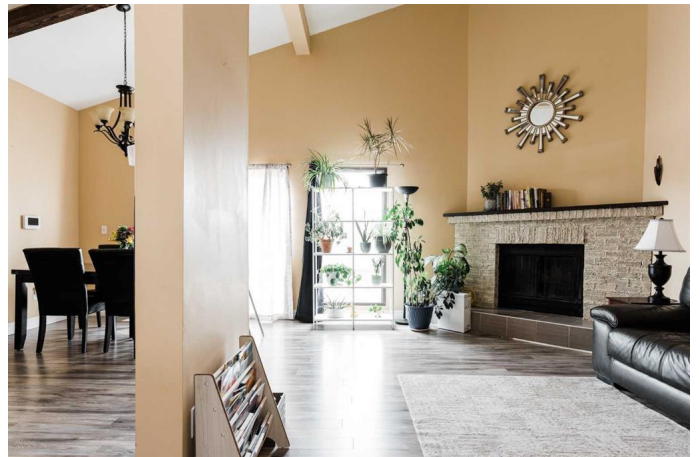
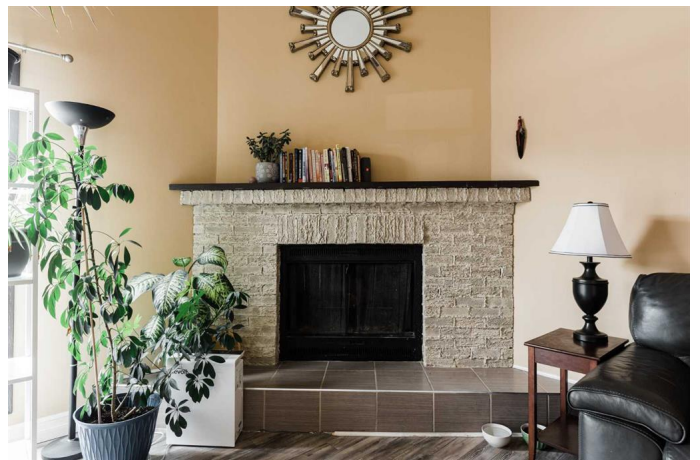
**\$319,888**

4 Bedroom, 2.00 Bathroom, 1,104 sqft

Residential on 0.09 Acres

Thickwood, Fort McMurray, Alberta

DRESSED TO IMPRESS FROM RENVOATIONS TO AFFORDABLE PRICE AND AMAZING SQUARE FOOTAGE ON 3 FULLY FINISHED LEVELS! Prepared to be pleasantly surprised by the size of this home in Thickwood that has OVER 2000 SQ FT OF LIVING SPACE, not to mention the glowing renovations that have been done top to bottom, including a FRESHLY PAINTED exterior. The exterior starts with an extra driveway, giving you room for RV parking, and room for your vehicles too. The exterior has just been freshened with paint making the curb appeal a modern farmhouse look. In addition, you have a great size fully fenced and landscaped yard, plus a large front deck. You will think you are wearing rose colored glasses when you step inside this home, as the outside does not interpret the size of this 4 levels back spilt. The main level of this home will impress with the VAULTED CEILINGS, open wood ceiling beams, corner brick faced wood burning fireplace, an oversized living room, next to a formal dining room with sliding garden doors that lead to your front deck, making this a fantastic space to entertain both inside and out. The main level continues with a fully RENVOATED KITCHEN, timeless ivory-colored cabinets, GRANITE COUNTER TOPS, and stainless appliances. Main floor is complete with a laundry area. The 2 floor of this home offers 2 large bedrooms and a fully renovated bathroom that includes a beautiful vanity and tiled floors. Next stop is the 3 level



of this home that offers 2 more bedrooms both with large above ground windows giving this level a ton of natural light. This level and the 4th level have newly updated carpets that your toes will sink into. The 3rd level is complete with your second fully Renovated bathroom. The 4th level of this home features an additional oversized living space with family room, WET BAR/KITCHENETTE. This level is also complete with a 2nd laundry room and storage room. This Home offers so much versatility with its layout and the fact it has a side SEPARATE ENTRANCE and 2 laundry areas and kitchenette. You could live on the upper portion main and 2 ND level and rent out the 3rd and 4th level to create some cash flow. Or simply use all 4th level for your family. The location of the main level laundry could be converted to a large walk-in pantry if you didn't need the 2 laundry rooms. Other upgrades in the past 9 years include Shingles, furnace, hot water tank, central a/c, appliances, flooring, paint and more. This home is an excellent opportunity to own and stop paying rent and is perfectly located in walking distance to schools, parks and more. Schedule you're viewing today.

Built in 1979

### **Essential Information**

MLS® #	A2197687
Price	\$319,888
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,104
Acres	0.09
Year Built	1979
Type	Residential
Sub-Type	Semi Detached

Style	4 Level Split, Back Split
Status	Active

### Community Information

Address	214 Wolverine Drive
Subdivision	Thickwood
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 4M2

### Amenities

Utilities	Cable Connected, Electricity Connected, Garbage Collection, Natural Gas Connected, Phone Connected, Sewer Connected, Water Connected
Parking Spaces	3
Parking	Parking Pad, Concrete Driveway, Driveway, Drive Through, Paved

### Interior

Interior Features	Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Vinyl Windows, Ceiling Fan(s)
Appliances	Central Air Conditioner, Dryer, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning, Brick Facing, Great Room
Has Basement	Yes
Basement	Finished, Full, Exterior Entry, Suite

### Exterior

Exterior Features	Private Yard, Garden
Lot Description	Back Yard, Front Yard, Landscaped, Lawn, Fruit Trees/Shrub(s), Garden
Roof	Asphalt Shingle
Construction	Stucco, Wood Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	February 28th, 2025
Days on Market	78

Zoning

R2

## **Listing Details**

Listing Office

COLDWELL BANKER UNITED

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.