

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

MLS® #A2197398

**\$239,888**

3 Bedroom, 2.00 Bathroom, 1,150 sqft  
Residential on 0.09 Acres

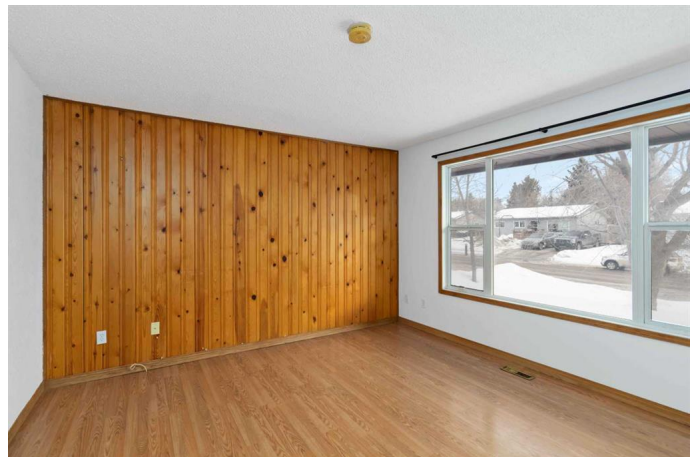
Thickwood, Fort McMurray, Alberta

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	No Smoking Home, Vinyl Windows, Laminate Counters
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, Fruit Trees/Shrub(s), Landscaped, Lawn, Front Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	March 1st, 2025
Days on Market	88
Zoning	R2

## Listing Details

Listing Office	COLDWELL BANKER UNITED
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.