

# \$279,900 - 142 Wolverine Drive, Fort McMurray

MLS® #A2177735

**\$279,900**

5 Bedroom, 2.00 Bathroom, 1,017 sqft

Residential on 0.09 Acres

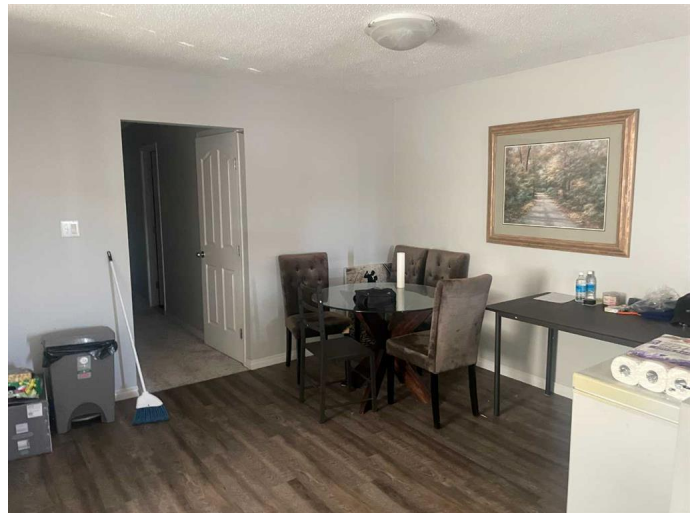
Thickwood, Fort McMurray, Alberta

A Great Duplex that has the ability to earn income by renting the basement as you live upstairs or rent both as 1 great investment property. SEPERATE ENTRANCE to basement.. City assessed over \$309,000 - priced to sell! Sitting on large lot 3850 sq ft . The exterior windows, doors and siding replace in 2014. The electrical panel and all plugs and switches have been updated (yes wiring is copper) 2014. New roof in 2017. Also unique to this building is a concrete wall which divide the units -adding an additional sound barrier - another rare find! Upstairs each unit has kitchen, living and dining with 3 good size bedrooms and own laundry facilities. Downstairs has its own kitchen, living and dining with 2 bedrooms - large windows and laundry facilities up and downstairs. Tenants love it there and are willing to stay.

Built in 1979

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2177735  |
| Price          | \$279,900 |
| Bedrooms       | 5         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,017     |
| Acres          | 0.09      |
| Year Built     | 1979      |



|          |                        |
|----------|------------------------|
| Type     | Residential            |
| Sub-Type | Semi Detached          |
| Style    | Bi-Level, Side by Side |
| Status   | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 142 Wolverine Drive |
| Subdivision | Thickwood           |
| City        | Fort McMurray       |
| County      | Wood Buffalo        |
| Province    | Alberta             |
| Postal Code | T9H4L7              |

### Amenities

|                |                                                         |
|----------------|---------------------------------------------------------|
| Parking Spaces | 5                                                       |
| Parking        | Off Street, Driveway, Parking Pad, Side By Side, Tandem |

### Interior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Interior Features | See Remarks, Vinyl Windows, Laminate Counters, Separate Entrance |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Washer, Washer/Dryer         |
| Heating           | Natural Gas, Boiler                                              |
| Cooling           | None                                                             |
| Has Basement      | Yes                                                              |
| Basement          | Finished, Full                                                   |

### Exterior

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Other                                                                                                                  |
| Lot Description   | Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Low Maintenance Landscape, Level, Rectangular Lot, Street Lighting |
| Roof              | Asphalt Shingle                                                                                                        |
| Construction      | Vinyl Siding                                                                                                           |
| Foundation        | Poured Concrete                                                                                                        |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | November 6th, 2024 |
| Days on Market | 179                |
| Zoning         | R2                 |

### Listing Details

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

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