

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

MLS® #A2177735

**\$279,900**

5 Bedroom, 2.00 Bathroom, 1,017 sqft

Residential on 0.09 Acres

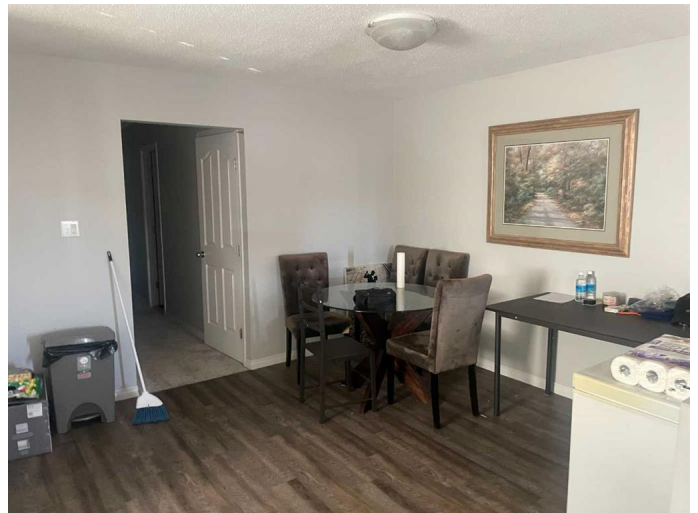
Thickwood, Fort McMurray, Alberta

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	Side by Side, Bi-Level
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	Boiler, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

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

### **Additional Information**

Date Listed	November 6th, 2024
Days on Market	165
Zoning	R2

### **Listing Details**

Listing Office	COLDWELL BANKER UNITED
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