

# \$329,888 - 214 Wolverine Drive, Fort McMurray

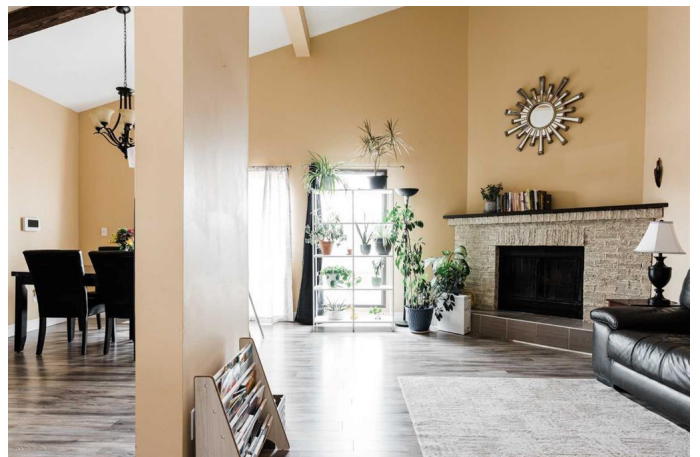
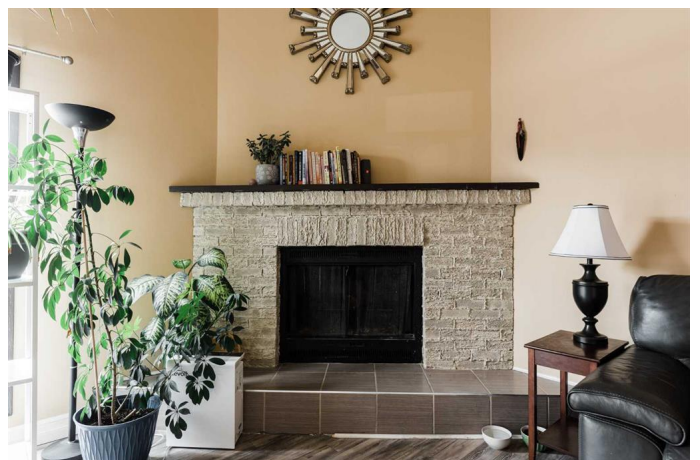
MLS® #A2197687

**\$329,888**

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	\$329,888
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 Garbage Collection, Sewer Connected, Water Connected, Cable Connected, Electricity Connected, Natural Gas Connected, Phone Connected  
Parking Spaces 3  
Parking Concrete Driveway, Driveway, Parking Pad, Paved, Drive Through

### Interior

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

### Exterior

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

### Additional Information

Date Listed February 28th, 2025  
Days on Market 12

Zoning R2

## **Listing Details**

Listing Office COLDWELL BANKER UNITED

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