

# **\$369,900 - 157 Wolverine Drive, Fort McMurray**

MLS® #A2238677

**\$369,900**

3 Bedroom, 2.00 Bathroom, 1,017 sqft

Residential on 0.15 Acres

Thickwood, Fort McMurray, Alberta

Great little fixer upper in quiet area in Thickwood. If you love to renovate then I have found your next project. Let's start with the central air which is much needed for our hot summer days. All that is required is some creativity, hard working hands, lots of tools and some cash. This home has some great potential and why we have priced at a fair market so you can put in the work to make it your own. . Large living and kitchen area with a dining area can be opened up and made into a spectacular floor plan. 3 bedrooms along with a full bath is the start to a great family home. It's incredible what some painting and new flooring would do for this home. Basement is also developed with a huge rec/games room,, 3 piece bath with a custom stand up shower and a telephone right beside the toilet in case you run out of toilet paper. Laundry and loads of storage is also in the basement. Front of the home has a large deck that allows for privacy and lots of sunshine through the trees. A great way to start your day with your favorite morning beverage. Back entry has a little porch or can be used as a flex room. Backyard also needs some work but does have a fenced yard, a shed, fire pit. The 28 x 30 garage with a workshop is a great addition for a carpenter, welder or mechanic. Driveway has room to park your RV. Shingles and furnace are approx 7 years old. Hot water tank is 2 years old. Close to schools, dog park, medical clinic, local pub, corner store, and walking/biking trails. If you are looking to be



part of this big flip then come take a look and then start to create your vision for this property. Call today to view.

Built in 1978

**Essential Information**

MLS® #	A2238677
Price	\$369,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,017
Acres	0.15
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	157 Wolverine Drive
Subdivision	Thickwood
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 4L6

**Amenities**

Parking Spaces	3
Parking	Single Garage Detached, Additional Parking
# of Garages	1

**Interior**

Interior Features	Beamed Ceilings, Laminate Counters
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood Fan, Washer/Dryer
Heating	Forced Air
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Basement
Has Basement	Yes
Basement	Finished, Partial

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard
Roof	Asphalt
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 13th, 2025
Days on Market	18
Zoning	R1

## Listing Details

Listing Office	3% REALTY FORT MCMURRAY
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