



142 Wolverine Drive Fort McMurray Alberta

\$279,900

A Great Duplex that has the ability to earn income by renting the basement as you live upstairs or rent both as a 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. (id:6769)

Family room 21.42 Ft x 18.25 Ft
Kitchen 8.33 Ft x 9.33 Ft
Bedroom 16.50 Ft x 9.50 Ft
Bedroom 9.25 Ft x 8.42 Ft
4pc Bathroom 8.33 Ft x 5.00 Ft
Furnace 9.67 Ft x 5.00 Ft
Primary Bedroom 13.25 Ft x 10.50 Ft

Bedroom 7.92 Ft x 10.50 Ft
Bedroom 9.92 Ft x 10.42 Ft
Kitchen 8.00 Ft x 6.83 Ft
Living room 12.00 Ft x 13.17 Ft
Dining room 12.00 Ft x 11.92 Ft
4pc Bathroom 7.17 Ft x 4.92 Ft

Listing Presented By:



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