



## 144 Wolverine Drive Fort McMurray Alberta

\$299,900

A RARE opportunity to buy 2 duplexes together - buy one or both! Each unit has an upstairs and downstairs with SEPERATE ENTRANCES totaling 4 separate living areas in the building. City assessed over \$309,000 each - they are priced to sell! Sitting on large lots 3850 sq ft each for a total of 7700 sq ft there is loads of room for parking (4 for each duplex) , relaxing or creating a community garden for everyone - how great is that. 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 each unit has own kitchen, living and dining with 2 bedrooms - large windows and laundry facilities in ALL 4 living areas. Buy one duplex or make an offer to buy both. A couple tenants love it there and are willing to stay. (id:6769)

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

Bedroom 9.92 Ft x 8.42 Ft  
Bedroom 10.50 Ft x 7.92 Ft  
Kitchen 8.00 Ft x 6.83 Ft  
Dining room 12.00 Ft x 11.92 Ft  
Living room 12.00 Ft x 13.17 Ft  
4pc Bathroom 7.17 Ft x 4.92 Ft

Listing Presented By:



Originally Listed by:  
COLDWELL BANKER UNITED

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**RE/MAX**

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