



## 182 Wolverine Drive Fort McMurray Alberta

\$225,000

Step into this charming duplex featuring upgraded flooring throughout the main level. The large living room offers abundant natural light. The cozy kitchen boasts trendy two-toned painted cabinets and a stylish subway tile backsplash, the adjacent dining area is spacious for entertaining and offers sliding glass doors leading to the covered back porch. A convenient powder room completes the main floor. Upstairs, you'll find three bedrooms and a 4-piece bathroom. The basement is developed and provides a rec room/family room for extra living space, an additional bedroom, and a den perfect for a home office/craft/workout room. Laundry facilities are located in the basement and this room has plenty of space for future storage solutions. This home offers an extra long driveway that accommodates multiple vehicles or an RV, a fully fenced backyard, storage shed, and is located in a desirable neighbourhood close to schools, amenities, walking trails, and the dog park! A little TLC will go a long way - this home is a great opportunity to build some sweat equity! Don't miss your chance to make this property your own! (id:6769)

Primary Bedroom 12.00 Ft x 12.50 Ft

4pc Bathroom 5.08 Ft x 7.58 Ft

Bedroom 11.00 Ft x 11.08 Ft

Bedroom 10.50 Ft x 11.08 Ft

Recreational, Games room 13.33 Ft x 11.50 Ft

Laundry room 7.00 Ft x 10.00 Ft

Den 7.42 Ft x 7.83 Ft

Furnace 7.75 Ft x 5.00 Ft

Bedroom 8.92 Ft x 8.08 Ft

Living room 13.92 Ft x 12.42 Ft

Dining room 10.50 Ft x 11.75 Ft

Kitchen 9.83 Ft x 10.33 Ft

2pc Bathroom 6.08 Ft x 4.83 Ft

Listing Presented By:



Originally Listed by:  
EXP REALTY

**RE/MAX**

**RE/MAX Fort McMurray**

9919 Biggs Avenue , Fort  
McMurray, AB,

Phone: 780-880-7173  
jadenek@remax.net