

# \$177,700 - 146 Wolverine Drive, Fort McMurray

MLS® #A2210036

**\$177,700**

3 Bedroom, 3.00 Bathroom, 1,120 sqft

Residential on 0.09 Acres

Thickwood, Fort McMurray, Alberta

Packed with potential and priced to sell, this home just needs a little TLC to truly shine. The main floor offers a spacious living room, eat-in kitchen, convenient 2-piece powder room, and a side entrance leading to the back yard and inside to developed basementâ€™ complete with a rec room and second half bath. Upstairs, youâ€™ll find three generously sized bedrooms and a full bathroom. Enjoy the partially fenced backyard, perfect for outdoor living, or relax on the covered front deck and take in the friendly neighbourhood vibe. With a driveway that fits at least three vehicles and a prime Thickwood location close to schools, shopping, and a dog park, this is a smart investment you wonâ€™t want to miss!

Built in 1979

## Essential Information

MLS® #	A2210036
Price	\$177,700
Bedrooms	3
Bathrooms	3.00
Full Baths	1
Half Baths	2
Square Footage	1,120
Acres	0.09
Year Built	1979
Type	Residential
Sub-Type	Semi Detached



Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	146 Wolverine Drive
Subdivision	Thickwood
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 4L7

### Amenities

Parking Spaces	3
Parking	Driveway, Off Street, Front Drive

### Interior

Interior Features	See Remarks
Appliances	None
Heating	Other
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Other
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

### Additional Information

Date Listed	April 8th, 2025
Days on Market	11
Zoning	R2

### Listing Details

Listing Office	COLDWELL BANKER UNITED
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