



GRASSROOTS
REALTY GROUP

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**157 Wolverine Drive
Fort McMurray, Alberta**

MLS # A2222396



\$385,000

Division:	Thickwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,017 sq.ft.	Age:	1978 (47 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: NA

Welcome to 157 Wolverine Drive – The Ultimate Handyman’s Dream in a Family-Friendly Neighborhood Step into this beautifully renovated bungalow tucked away in one of Thickwood’s most revitalized areas—Wolverine Drive. Surrounded by fresh pavement, mature trees, and just steps from the dog park, this location is ideal for families, pet lovers, and anyone looking for a peaceful place to call home with quick access to shopping, medical clinics, and top-rated schools. This solidly built 3-bedroom, 2-bath home features stunning custom oak cabinetry, including pull-out pot drawers and oak trim throughout—a true nod to craftsmanship. The open main floor includes central air conditioning for year-round comfort and a cozy gas fireplace downstairs in the family room for those cold Fort Mac evenings. The basement offers its own entrance, a double built-in shower bathroom, cold storage room with ample shelving, and plenty of closet organizers—even in the front porch. Recent upgrades include double-hung windows and new doors. The furnace, hot water tank, and shingles are all just 7 years young—giving you peace of mind for years to come. The oversized 28’ x 30’ heated garage is a standout feature. With 10’ ceilings and a workshop already built-in, this is a true gem for the hobbyist, craftsman, or weekend warrior. The fully landscaped yard includes a firepit, spacious shed, and a massive front deck that spans the entire width of the home—perfect for morning coffee or evening hangouts. Double paved driveway in the front flows into the back with enough room for RV parking. Whether you’re looking to move in and enjoy right away or add your own style and touches over time, this home delivers space, upgrades, and endless potential. Seller to provide Title Insurance in lieu of RPR.

Don't miss your chance to get into this fantastic home in one of Fort McMurray's most improved areas.