



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**131 Wolverine Drive
Fort McMurray, Alberta**

MLS # A2224475



\$439,900

Division:	Thickwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,202 sq.ft.	Age:	1979 (46 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Concrete Driveway, See Remarks, Single Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Few Trees, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Mixed	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Pantry, See Remarks, Storage		

Inclusions: Kitchen Island, Blinds, Shed in Backyard, Fridge x2, Wine Fridge, Oven, Dishwasher, Washer, Dryer

Welcome to 131 Wolverine Drive. This ideal family home is situated in the heart of Thickwood and prime location, close to schools, the Birchwood Trail System, dog park, and amenities. Upon approaching the home you will notice the extensive 4 CAR DRIVEWAY!! Marvel at the supreme curb appeal this home has to offer with trees, shrubbery and large brick porch. You can also rejoice at the oversized, single car attached garage conveniently equipped with a man door. Upon entering the home you are greeted by the modern and sleek hallway which leads to the cozy front living room including an abundance of windows and natural light. The main floor is also home to 3 bedrooms, primary 2 piece ensuite, updated 4 piece main bath, storage closets and dining room. The kitchen has been updated with new bamboo countertops, tile backsplash, hardware and stainless steel appliances. From the kitchen you enter the rear porch which leads to the backyard and basement. The basement offers an in-law suite equipped with a new kitchenette, bedroom, a generous-sized living room, and an additional den or office space. There is also a laundry room and a fully upgraded 4 piece bathroom, storage room, as well as additional storage under the stairs. The backyard is fully fenced with a patio area that's great for hosting parties or summer barbecues. There is also a shed, lilac tree, rhubarb and extensive greenery. You will also find room to park all your toys along the side of the home with the convenient new double wide gate. UPGRADES INCLUDE: new flooring, roof (2016), air conditioning (2019), fencing (2023), garage door (2023), driveway, bathrooms, appliances, shed, paint and trim throughout. There are too many to list! In addition to all of these amazing upgrades the home is prewired for central vac and projector with sound system in the basement. This move in ready family

home is offered at an amazing price in an amazing location. Call today to book your showing!