



GRASSROOTS
REALTY GROUP

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**157 Wolverine Drive
Fort McMurray, Alberta**

MLS # A2238677



\$349,900

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

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Partial	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Laminate Counters		

Inclusions: N/A

Great little fixer upper in quiet area in Thickwood. If you love to renovate then I have found your next project. Let's start with the central air which is much needed for our hot summer days. All that is required is some creativity, hard working hands, lots of tools and some cash. This home has some great potential and why we have priced at a fair market so you can put in the work to make it your own. . Large living and kitchen area with a dining area can be opened up and made into a spectacular floor plan. 3 bedrooms along with a full bath is the start to a great family home. It's incredible what some painting and new flooring would do for this home. Basement is also developed with a huge rec/games room,, 3 piece bath with a custom stand up shower and a telephone right beside the toilet in case you run out of toilet paper. Laundry and loads of storage is also in the basement. Front of the home has a large deck that allows for privacy and lots of sunshine through the trees. A great way to start your day with your favorite morning beverage. Back entry has a little porch or can be used as a flex room. Backyard also needs some work but does have a fenced yard, a shed, fire pit. The 28 x 30 garage with a workshop is a great addition for a carpenter, welder or mechanic. Driveway has room to park your RV. Shingles and furnace are approx 7 years old. Hot water tank is 2 years old. Close to schools, dog park, medical clinic, local pub, corner store, and walking/biking trails. If you are looking to be part of this big flip then come take a look and then start to create your vision for this property. Call today to view.