



**258 Wolverine Drive  
Fort McMurray, Alberta**

**MLS # A2279201**



**\$369,888**

<b>Division:</b>	Thickwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,281 sq.ft.	<b>Age:</b>	1979 (47 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Driveway, Garage Faces Front, Oversized, Paved, See Remarks, Single Garage		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Lawn, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R1S
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Jetted Tub, Laminate Counters, See Remarks, Storage, Walk-In Closet(s)		

**Inclusions:** gas stove, OTR microwave, fridge, dishwasher, washer, dryer, treadmill, kitchen T.V., basement T.V., deep freeze, shed, window coverings, central a/c, electric fireplace in living room

BEAUTIFUL CURB APPEAL COMBINED WITH CONVENIENCE AT AN AFFORTABLE PRICE. The Ultimate Family Bungalow in the Heart of Thickwood! Welcome to a pristine, carpet-free bungalow where curb appeal meets unmatched convenience with over 2000 sq ft of living space. Enjoy your morning coffee on the beautiful front veranda with a front-row seat to local ball games and a clear view of your children walking to K-12 schools. This home shines with major exterior updates, including new shingles (2024), siding, and windows and doors. The oversized driveway offers massive space for your RV and toys, plus an attached garage. Inside, the bright, oversized living and dining areas lead to a renovated kitchen featuring black stainless appliances, a gas stove, and a cozy breakfast nook. Off the kitchen you have side access to your fully fenced and landscaped yard, plus a BBQ and patio area and walkway to your attached garage. There are 3 bedrooms up and a renovated main bathroom featuring a large tiled shower with body sprayers, plus tile floors. The Primary bedroom features double closets. The lower level is nearly complete, featuring a 4th bedroom with an updated egress window, a 4-piece bath with a jet tub, and a massive family/games room with the subfloor and trim already done—just add your choice of flooring!. Other features and updates include Massive storage, laundry room with sink, Central A/C, a 2023 HWT, updated furnace, upgraded electrical panel, plus a 10x12 wired shed. The sellers have loved this location for over 25 years and say it is the perfect location for quick access to site and city bus stops, schools, trails and more. Call today for your personal tour.