



GRASSROOTS
REALTY GROUP

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**254 Wolverine Drive
Fort McMurray, Alberta**

MLS # A2329286



\$484,900

Division:	Thickwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,274 sq.ft.	Age:	1979 (47 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, RV Access/Parking		
Lot Size:	0.08 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, stove, dishwasher, washer, dryer, all blinds, central ac, gas fireplace (as is), OTR microwave

1274 SQFT BUNGALOW! BEAUTIFULLY RENOVATED! Welcome to 254 Wolverine Drive, an adorable, move-in ready family home that has been beautifully renovated and is priced to sell! Perfectly located across from Ron Morgan Athletic Park and just one block from Westview Elementary, Westwood High School, and St. Gabriel School, this is a home ideal for all ages of children. From the moment you step inside, you'll love the bright, welcoming atmosphere and thoughtful updates throughout. The functional front entry features a built-in bench with storage for coats, mitts, toques, and backpacks, plus a newly added door providing direct access to the attached garage. The open-concept living and dining area is warm and inviting, showcasing beautiful hardwood flooring and a large front window that overlooks the front yard and fills the space with natural light. The stunning kitchen is the heart of the home, featuring stylish two-tone cabinetry, gorgeous countertops, and a large eat-up island that's perfect for family breakfasts, homework time, or meal prep. A glass door separates the main living area from the three main-floor bedrooms, offering added privacy and sound reduction—an ideal feature for shift workers or young families. Hardwood flooring continues throughout the bedrooms, and the spacious primary suite features a walk-through closet leading to the beautifully renovated main bathroom, updated in 2020. Downstairs, you'll find the ultimate family hangout space. The oversized family room is warm and cozy with a gas stove making it the perfect spot for movie nights, game days, or a kids' playroom. The basement also includes a 3-piece bathroom, and a versatile flex room currently used as a home gym but easily adapted into an office, or hobby room. The bright fourth bedroom offers plush carpet that was replaced in 2020 and a new window that meets egress! Outside, the

fully fenced backyard has garden boxes and enjoys sunny afternoon exposure, creating the perfect setting for children, pets, or summer BBQs. The deep front yard provides privacy from the street, while the long driveway offers plenty of parking, including room for an RV. Additional upgrades include a new electrical panel surge protector, blackout blinds in the main-floor bedrooms, a new concrete garage floor and new garage door. Cute, stylish, thoughtfully renovated, and located in one of Fort McMurray's most family-friendly neighbourhoods, this home offers incredible value for buyers looking for an affordable move-in ready property. Don't miss your opportunity to call 254 Wolverine Drive home!