

# \$377,900 - 164 Wolverine Drive, Fort McMurray

MLS® #A2202054

**\$377,900**

4 Bedroom, 3.00 Bathroom, 1,124 sqft  
Residential on 0.09 Acres

Thickwood, Fort McMurray, Alberta

Way Bigger Than It Looks “ And Packed with Surprises!

From the street, you™d never guess just how much space this 1,124 sq. ft. duplex has to offer. Step inside and prepare to be amazed! This 4-bedroom, 3-bathroom home in Thickwood has all the charm, warmth, and updates you™ve been hoping for”without the hefty price tag. Whether you™re just starting out or looking for room to grow, this home has everything you need to make life easier, more comfortable, and more enjoyable.

A Kitchen That Works as Hard as You Do  
If the kitchen is the heart of the home, this one™s got heart to spare! The gas stove is a dream for home chefs, while the stainless steel farmhouse sink adds style and function. And storage? You™ve got plenty, thanks to the custom hickory pantry with pull-out drawers”because no one likes digging around in dark corners for that missing spice jar.

Cozy Up or Spread Out “ Your Choice!  
The living room is bright, welcoming, and perfect for relaxing by the wood-burning fireplace on chilly Fort McMurray nights. Need more space? Head downstairs to the huge rec room”whether it™s a home theatre, a playroom, or your new workout zone, this space is ready to fit your lifestyle.



164 Wolverine Dr, Fort McMurray, AB

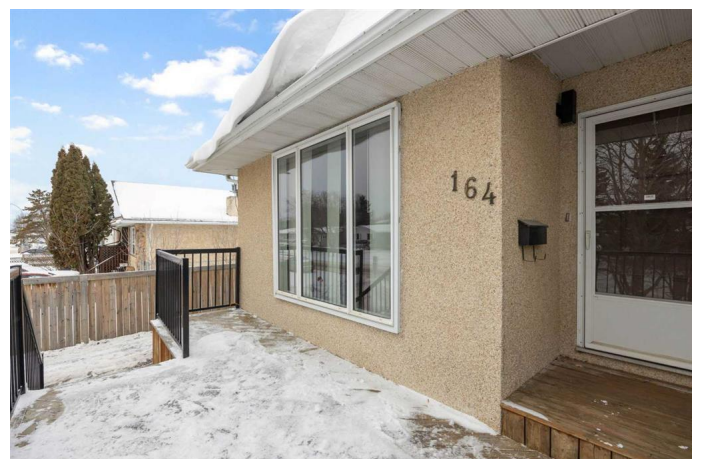
Main Floor Exterior Area 1124.41 sq ft  
Interior Area 1039.13 sq ft



0 4 8 ft

PREPARED: 2025/03/14

White regions are excluded from total floor area in SOURCE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



**A Primary Suite That Actually Fits Your Stuff**  
Tired of squeezing your wardrobe into tiny closets? Not here! The large primary bedroom comes with FOUR Ikea closet cabinetsâ€”because storage should never be an issue. And when itâ€™s time to unwind, the updated 3-piece ensuite makes getting ready a breeze.

#### Updated Where It Counts

No one wants to spend their weekends tackling major repairs, and with this home, you wonâ€™t have to. The big-ticket items have already been taken care of:

Extra insulation (2011) â€” better energy efficiency

New fence & decks (2016)â€” private and perfect for summer BBQs

Roof (2021)â€” no worries for years to come

Furnace motor (2022) â€” reliable and efficient

Gas stove (2024) â€” top-notch for cooking

#### Outdoor Space Thatâ€™s All Yours

The fully fenced backyard is private, quiet, and perfect for pets or kids to play safely.

Thereâ€™s even a shed or extra storageâ€”because letâ€™s be honest, you can never have too much.

#### Close to Everything You Need

Living in Thickwood means youâ€™re minutes from great schools, parks, shopping, and transitâ€”so whether youâ€™re commuting, grabbing groceries, or sending the kids to class, everything is within easy reach.

First-time homebuyer? Growing family? Just need more space? This home checks all the boxes without breaking the budget.

Check out the detailed floor plans where you can see every sink and shower in the home, 360 tour and video

Built in 1978

## Essential Information

MLS® #	A2202054
Price	\$377,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,124
Acres	0.09
Year Built	1978
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

## Community Information

Address	164 Wolverine Drive
Subdivision	Thickwood
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H4L7

## Amenities

Parking Spaces	3
Parking	Parking Pad

## Interior

Interior Features	Closet Organizers, Kitchen Island, Pantry, Quartz Counters, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes

Basement Finished, Full

## Exterior

Exterior Features Private Yard  
Lot Description Landscaped, Rectangular Lot  
Roof Asphalt Shingle  
Construction Stucco, Wood Frame  
Foundation Poured Concrete

## Additional Information

Date Listed March 16th, 2025  
Days on Market 37  
Zoning R2

## Listing Details

Listing Office RE/MAX Connect

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