

\$669,000 - 188 J.w. Mann Drive, Fort McMurray

MLS® #A2152033

\$669,000

3 Bedroom, 3.00 Bathroom, 1,958 sqft
Residential on 0.08 Acres

Wood Buffalo, Fort McMurray, Alberta

Welcome to your dream home in the serene community of Wood Buffalo, Fort McMurray! This stunning 2-storey custom pre-construction home is your chance to design your perfect living space. Built by Montebello Homes, Fort McMurray's prestigious builder, this residence backs onto beautiful green space, offering you both luxury and tranquility. -Key Features: Personalized Design: Get in early to choose your own tile, flooring, siding colors, paint colors, and fixtures, making this home truly yours. - Open Concept Living: The main floor boasts an open concept design, perfect for entertaining and family gatherings. - Luxurious Master Ensuite: The master bedroom features an amazing ensuite with a soaker tub option, creating a private spa-like retreat. - Flexible Space: The upper level includes a bonus room that can be converted into a 4th bedroom to suit your needs. Don't miss this unique opportunity to build your dream home with Montebello Homes in one of Fort McMurray's most sought-after neighborhoods. Contact us today to learn more and secure your spot in this exclusive development!

Built in 2024

Essential Information

| | |
|--------|-----------|
| MLS® # | A2152033 |
| Price | \$669,000 |



MAIN FLOOR

| | |
|----------------|-------------|
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,958 |
| Acres | 0.08 |
| Year Built | 2024 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 188 J.w. Mann Drive |
| Subdivision | Wood Buffalo |
| City | Fort McMurray |
| County | Wood Buffalo |
| Province | Alberta |
| Postal Code | T9H 5G7 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 4 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|--------------------------------|
| Interior Features | Quartz Counters, High Ceilings |
| Appliances | See Remarks |
| Heating | Forced Air |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Electric |
| Basement | None |

Exterior

| | |
|-------------------|-----------------|
| Exterior Features | Private Yard |
| Lot Description | Greenbelt |
| Roof | Asphalt Shingle |

| | |
|--------------|------------------------|
| Construction | Vinyl Siding, Concrete |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | August 1st, 2024 |
| Days on Market | 262 |
| Zoning | R1S |

Listing Details

| | |
|----------------|------------|
| Listing Office | EXP REALTY |
|----------------|------------|

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