$430,000 - 159 J.w. Mann Drive, Fort McMurray

MLS® #A2209177

$430,000
4 Bedroom, 3.00 Bathroom, 994 sqft
Residential on 0.08 Acres

Wood Buffalo, Fort McMurray, Alberta

159 J.W. Mann drive- Your fully developed home is situated on a landscape lot with an attached garage. Welcome home- as you enter you will be greeted with a large foyer and front closet leading to the main floor featuring an open concept floor plan. Your large living room has an floating electric fireplace, laminate flooring, and an abundance of natural lighting. It is opened to your large dinette area that provides access directly to your back deck overlooking your fully fenced landscape yard. Youâ€™re beautiful kitchen features two toned cabinetry with laminated countertops, lots of cupboard and countertop space overlooking your back yard. The main floor also offers a large primary suite with two closets and a three-piece en suite. You will also find an oversize second bedroom and a full four piece main bathroom. In your fully developed basement you will find two more bedrooms, one of which offers a gas fireplace a massive recreational room with a bar area great for entertaining, laminate flooring, and oversized windows providing a bright welcoming space and a 3 piece bathroom. This home is a must see. Located close to shopping, walking trails, public, transportation, and busing, as well as a beautiful golf course.

Built in 2000

Essential Information

MLS® #	A2209177

Price	$430,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	994
Acres	0.08
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	159 J.w. Mann Drive
Subdivision	Wood Buffalo
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K1L5

Amenities

Parking Spaces	2
Parking	Double Garage Attached, Driveway
# of Garages	2

Interior

Interior Features	Bar, Laminate Counters, Open Floorplan, Pantry, See Remarks, Sump Pump(s)
Appliances	See Remarks
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Gas, Living Room, Bedroom
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Lighting, Storage

Lot Description	Back Yard, Front Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 5th, 2025
Days on Market	16
Zoning	R1S

Listing Details

Listing Office	COLDWELL BANKER UNITED

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