# \$410,000 - 159 J.w. Mann Drive, Fort McMurray

MLS® #A2209177

## \$410,000

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. You'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 \$410,000

4

Bedrooms

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 Open Floorplan, Pantry, See Remarks, Sump Pump(s), Bar, Laminate

Counters

Appliances See Remarks

Heating Forced Air

Cooling None Fireplace Yes

# of Fireplaces 2

Fireplaces Electric, Gas, Bedroom, Living Room

Has Basement Yes
Basement Full

#### **Exterior**

Exterior Features Lighting, BBQ gas line, 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 207 Zoning R1S

# **Listing Details**

Listing Office COLDWELL BANKER UNITED

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