

# \$595,000 - 256 J.w. Mann Drive, Fort McMurray

MLS® #A2231036

**\$595,000**

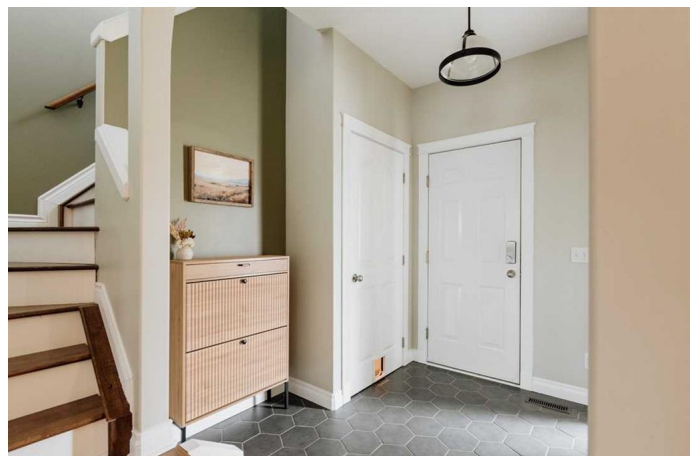
4 Bedroom, 4.00 Bathroom, 1,520 sqft  
Residential on 0.08 Acres

Wood Buffalo, Fort McMurray, Alberta

Welcome to 256 J.W. Mann Drive; Tucked into the sought-after Wood Buffalo community and backing onto peaceful greenbelt, this beautifully renovated two-storey home is ideally positioned near the golf course, schools, shopping, and convenient transportation routes. From the moment you step inside, youâ€™ll notice the warmth and detailâ€”arched openings nod to a mid-century modern aesthetic, while new luxury vinyl plank floors and updated lighting create a fresh, modern feel throughout the main floor.

The living room is framed with elegant wainscoting and flows into a fully redesigned kitchen, showcasing two-toned cabinetry, quartz countertops, classic stacked subway tile, stainless steel appliances, and a smart niche to tuck away your stand mixer. The stainless apron sink overlooks the backyard, and the powder room on the main has been upgraded with stylish fish scale tile, a new vanity, and designer lighting.

Upstairs, the spacious primary retreat features hardwood flooring, rich cerulean blue walls, and shadow box wainscoting for added character. A private ensuite with a double shower and greenbelt views make it the perfect escape. Two additional bedroomsâ€”one with a walk-in closetâ€”and a full four-piece bathroom complete the upper level.



The fully developed basement offers a cozy family room anchored by a gas fireplace with its own thermostat, a large fourth bedroom, and a beautifully updated bathroom with oversized subway tile, vertical shiplap, new vanity, lighting, and mirror.

Additional highlights include new triple-pane windows on the top two floors, a newer hot water tank, and an attached, heated garage complete with built-in cabinetry and durable flooringâ€”ideal for a workshop, gym, or hangout space.

With every update thoughtfully chosen and the greenbelt just beyond your backyard, this home offers the space and flexibility to suit a growing family or busy lifestyle. Whether you're hosting, relaxing, or simply enjoying your space, this one checks all the boxes. Come see what sets it apart - Schedule your tour today!

Built in 2001

**Essential Information**

MLS® #	A2231036
Price	\$595,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,520
Acres	0.08
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	256 J.w. Mann Drive
Subdivision	Wood Buffalo
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 5G8

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Heated Garage
# of Garages	2

### **Interior**

Interior Features	Bookcases, Built-in Features, Ceiling Fan(s), Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Stone Counters, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Water Softener, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Fire Pit, Garden, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Garden, Greenbelt, Lawn, Level, No Neighbours Behind, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 13th, 2025
Days on Market	52
Zoning	R1S

**Listing Details**

Listing Office                    The Agency North Central Alberta

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