



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**264 J.W. MANN Drive #15, Fort McMurray T9H 5J5**

MLS® #: **A2123940**

Area: **Wood Buffalo**

Listing Date: **04/17/24**

List Price: **\$318,800**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Semi Detached (Half Duplex)**

Finished Floor Area

City/Town:

**Fort McMurray**

Abv Sqft:

**1,178**

Year Built:

**2001**

Low Sqft:

Ttl Sqft:

**1,178**

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

**29**

Layout

Beds:

**3 (2 1 )**

Baths:

**3.0 (3 0)**

Style:

**Bungalow, Side by Side**

Parking

Ttl Park:

**2**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**Landscaped**

**Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air, Natural Gas**

Sewer:

Ext Feat: **Other**

Construction:

**Vinyl Siding**

Flooring:

**Carpet, Ceramic Tile, Laminate**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Other**

Int Feat:

**Laminate Counters, Open Floorplan, Vinyl Windows**

Utilities:

Room Information

Room

Level

Dimensions

**3pc Bathroom**

**Main**

**5`6" x 8`0"**

**Bedroom**

**Main**

**11`11" x 10`3"**

**Kitchen**

**Main**

**10`11" x 10`4"**

**Living Room**

**Main**

**15`9" x 15`1"**

**4pc Ensuite bath**

**Basement**

**8`3" x 7`5"**

**Game Room**

**Basement**

**15`0" x 29`5"**

**Furnace/Utility Room**

**Basement**

**8`6" x 10`3"**

Room

Level

Dimensions

**4pc Ensuite bath**

**Main**

**8`6" x 6`7"**

**Dining Room**

**Main**

**10`11" x 6`9"**

**Laundry**

**Main**

**6`10" x 7`10"**

**Bedroom - Primary**

**Main**

**11`3" x 14`6"**

**Bedroom**

**Basement**

**8`5" x 12`7"**

**Storage**

**Basement**

**18`5" x 10`9"**

Condo Fee:  
**\$430**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**R2**

Legal Desc: **0123095**

Remarks

Pub Rmks: **Welcome home to JW Mann Drive!! This charming fully developed bungalow, a testament to comfortable and functional living in a tranquil setting. Situated in a peaceful community of Wood Buffalo and surrounded by natural beauty, this home offers a blend of convenience and elegance. Upon entering, you'll be greeted by a thoughtful layout featuring two bedrooms on the main floor, including a spacious primary bedroom complete with a full ensuite bathroom. The open-concept living room seamlessly connects to a country-style kitchen, boasting ample cupboard space for all your culinary needs. Convenience is key with the laundry room conveniently located on the main floor in the mud room, providing easy access from all areas of the home and leading directly to the attached double garage—an ideal setup for busy lifestyles. Descend into the fully developed basement, where comfort and style continue to shine. Discover an additional bedroom with its own full ensuite bathroom, recently renovated to offer modern amenities and a touch of luxury. The basement also features a spacious recreation room, perfect for family gatherings or leisurely evenings. Upgraded flooring enhances the overall appeal, adding a touch of elegance to this inviting space. Storage will never be an issue with a large storage area, providing ample space for seasonal items and household essentials. Outside, the landscaped yard beckons you to enjoy the outdoors, offering a private retreat to unwind and take in the natural surroundings. This fully developed bungalow is more than just a home—it's a lifestyle. Don't miss your chance to experience the convenience and comfort of this exceptional property in Fort McMurray's only gated community. Schedule a showing today and envision yourself living in this picturesque retreat.**

Inclusions: **As is, where is at time of possession**  
Property Listed By: **EXP REALTY**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800**













