

**224 J.W. MANN Drive, Fort McMurray T9H 5G8**

MLS@#: **A2132294** Area: **Wood Buffalo** Listing Date: **05/14/24** List Price: **\$450,000**  
 Status: **Active** County: **Wood Buffalo** Change: **-\$20k, 06-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Fort McMurray** Finished Floor Area  
 Year Built: **2017** Abv Sqft: **1,071**  
 Lot Information Low Sqft:  
 Lot Sz Ar: **3,322 sqft** Ttl Sqft: **1,071**  
 Lot Shape:

DOM

**221**  
Layout  
 Beds: **4 (2 2 )**  
 Baths: **3.0 (3 0)**  
 Style: **Bungalow**

Parking

Ttl Park: **4**  
 Garage Sz: **2**

Access:

Lot Feat: **City Lot,Interior Lot,No Neighbours Behind**  
 Park Feat: **Double Garage Attached,Heated Garage**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**  
 Heating: **Forced Air** Flooring: **Tile,Vinyl Plank**  
 Sewer: **None** Water Source:  
 Ext Feat: **None** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Gas Stove,Microwave,Refrigerator,Washer/Dryer**  
 Int Feat: **Built-in Features,Closet Organizers,See Remarks,Soaking Tub,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	9`11" x 5`0"	4pc Ensuite bath	Main	9`11" x 8`0"
Bedroom	Main	9`11" x 10`8"	Kitchen	Main	10`9" x 14`2"
Laundry	Main	7`2" x 5`11"	Living Room	Main	13`9" x 18`1"
Bedroom - Primary	Main	10`1" x 11`3"	Walk-In Closet	Main	9`11" x 5`2"
4pc Bathroom	Basement	6`3" x 9`8"	Bedroom	Basement	9`1" x 14`10"
Bedroom	Basement	10`2" x 14`10"	Game Room	Basement	13`0" x 17`3"
Furnace/Utility Room	Basement	9`1" x 9`8"			

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R1S**

**0020445**

Remarks

Pub Rmks: **Welcome home, this striking residence combines modern comfort with inviting aesthetics. The house boasts an inviting exterior with a broad driveway and a heated attached garage. Enjoy the serenity of no neighbours behind, the fenced yard backs greenspace! Inside, you are greeted by a bright living area, highlighted by sleek flooring and contemporary color schemes (bonus, there is NO CARPET in this home). The kitchen is a chef's delight, featuring stainless steel appliances (gas stove), stylish dark cabinetry, a corner pantry, and plenty of counter space. The home includes four well-appointed bedrooms, 2 up and 2 down, with the primary bedroom featuring a cozy layout, a spacious walkthrough closet, and a 4-piece ensuite featuring a soaker tub and separate tiled shower. Convenience and storage are found in the main-level laundry room. The property also features a versatile basement area, with two fantastic bedrooms (both with walk-in closets), a third full bathroom, an additional storage closet with built-in shelving (could also be used as a small home office), and a family room complete with a fireplace for added ambiance. This home not only meets the needs of modern living but does so with style and grace, making it an ideal choice for anyone looking for a blend of comfort and sophistication in Fort McMurray.**

Inclusions: **Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Blinds, Garage Heater, Garage Door Opener + Remote(s)**  
Property Listed By: **EXP REALTY**

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







