



THE
A-TEAM

**RE/MAX
FIRST**

103 J W MANN Drive, Fort McMurray T9H 5G7

MLS®#: **A2148673** Area: **Wood Buffalo** Listing Date: **07/11/24** List Price: **\$554,900**
 Status: **Active** County: **Wood Buffalo** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Fort McMurray**
 Year Built: **2000**
Lot Information
 Lot Sz Ar: **4,586 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,681**
 Low Sqft:
 Ttl Sqft: **1,681**

DOM

98
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **3**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Yard**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Fireplace(s), Forced Air, None**
 Sewer:
 Ext Feat: **Fire Pit**

Construction: **Vinyl Siding**
 Flooring: **Carpet, Hardwood, Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner, Dishwasher**
 Int Feat: **Pantry, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`2" x 6`0"
Kitchen	Main	13`0" x 16`2"
3pc Ensuite bath	Second	4`11" x 7`8"
Bedroom	Second	10`11" x 10`8"
Bedroom - Primary	Second	23`1" x 17`5"
3pc Bathroom	Lower	8`0" x 5`4"
Family Room	Lower	15`1" x 12`3"

Room	Level	Dimensions
Dining Room	Main	9`5" x 13`0"
Living Room	Main	13`9" x 14`10"
5pc Bathroom	Second	11`9" x 7`5"
Bedroom	Second	12`0" x 10`2"
Walk-In Closet	Second	9`1" x 7`8"
Bedroom	Lower	11`3" x 9`6"
Laundry	Lower	10`1" x 5`4"

Furnace/Utility Room

Lower

6`7" x 12`4"

Legal/Tax/Financial

Title:

Fee Simple

Zoning:

R1S

Legal Desc:

0020445

Remarks

Pub Rmks:

Welcome to your dream home! This stunning residence boasts four spacious bedrooms, 3 full bathrooms, and a half bath perfect for accommodating family and guests alike. The heart of the home is its bright, white updated kitchen, a chef's delight with sleek modern appliances and ample counter space. Step outside to discover the ultimate entertaining oasis—a beautifully landscaped backyard designed for gatherings, featuring a spacious patio, lush greenery, a hot tub, and a cozy fire pit. This home seamlessly blends comfort, style, and functionality, promising years of joyful memories and vibrant living.

Inclusions:

Property Listed By:

**tv mounts x7, furniture is negotiable, shed, hot tub, window coverings,
RE/MAX FORT MCMURRAY**

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





