



THE A-TEAM

RE/MAX FIRST

188 J.W. MANN Drive, Fort McMurray T9H 5G7

MLS#: A2152033 Area: Wood Buffalo Listing Date: 08/01/24 List Price: \$669,000
Status: Active County: Wood Buffalo Change: None Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Detached
City/Town: Fort McMurray
Year Built: 2024
Lot Information
Lot Sz Ar: 3,430 sqft
Lot Shape:

DOM

112
Layout
Beds: 3 (3)
Baths: 2.5 (2 1)
Style: 2 Storey

Parking

Ttl Park: 4
Garage Sz: 2

Access:
Lot Feat: Greenbelt
Park Feat: Double Garage Attached

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air
Sewer:
Ext Feat: Private Yard
Construction: Concrete, Vinyl Siding
Flooring: Carpet, Ceramic Tile, Vinyl Plank
Water Source:
Fnd/Bsmt: Poured Concrete

Kitchen Appl: See Remarks
Int Feat: High Ceilings, Quartz Counters
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Kitchen, Living Room, Bedrooms, Bathrooms, and Laundry with their respective levels and dimensions.

Legal/Tax/Financial

Title: Zoning:

**Fee Simple**

Legal Desc:

**0020445**

**R1S**

Remarks

Pub Rmks: **Welcome to your dream home in the serene community of Wood Buffalo, Fort McMurray! This stunning 2-storey custom pre-construction home is your chance to design your perfect living space. Built by Montebello Homes, Fort McMurray's prestigious builder, this residence backs onto beautiful green space, offering you both luxury and tranquility.-Key Features:Personalized Design: Get in early to choose your own tile, flooring, siding colors, paint colors, and fixtures, making this home truly yours. - Open Concept Living: The main floor boasts an open concept design, perfect for entertaining and family gatherings.-Luxurious Master Ensuite: The master bedroom features an amazing ensuite with a soaker tub option, creating a private spa-like retreat.-Flexible Space: The upper level includes a bonus room that can be converted into a 4th bedroom to suit your needs.Don't miss this unique opportunity to build your dream home with Montebello Homes in one of Fort McMurray's most sought-after neighborhoods. Contact us today to learn more and secure your spot in this exclusive development!**

Inclusions: n/a  
Property Listed By: **EXP REALTY**

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



**MAIN FLOOR**



**SECOND FLOOR**