



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:

Finished Floor Area
 Abv Sqft: **1,958**
 Low Sqft:
 Ttl Sqft: **1,958**

DOM

243
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

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	14`0" x 13`10"	Dining Room	Main	11`9" x 10`0"
Living Room	Main	15`2" x 13`0"	2pc Bathroom	Main	4`9" x 5`5"
Bedroom - Primary	Second	15`6" x 13`5"	Family Room	Second	12`3" x 12`7"
Bedroom	Second	10`0" x 12`0"	Bedroom	Second	10`3" x 10`8"
4pc Bathroom	Second	5`4" x 13`0"	4pc Ensuite bath	Second	11`1" x 9`9"
Furnace/Utility Room	Basement	32`0" x 24`0"	Laundry	Second	5`9" x 5`11"

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