



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**164 JW MANN Drive, Fort McMurray T9H 4G7**

MLS®#: **A2160322**      Area: **Wood Buffalo**      Listing Date: **08/24/24**      List Price: **\$565,000**  
 Status: **Active**      County: **Wood Buffalo**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Fort McMurray**      Finished Floor Area  
 Year Built: **2001**      Abv Sqft: **1,899**  
 Lot Information      Low Sqft:  
 Lot Sz Ar: **3,947 sqft**      Ttl Sqft: **1,899**  
 Lot Shape:

DOM

**25**  
Layout  
 Beds: **5 (4 1 )**  
 Baths: **3.5 (3 1)**  
 Style: **Bi-Level**

Parking

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

Access:  
 Lot Feat: **Back Yard,Backs on to Park/Green Space,City Lot,Low Maintenance Landscape,No Neighbours Behind,Private,Rectangular Lot**  
 Park Feat: **Double Garage Attached,Driveway**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Concrete,Vinyl Siding,Wood Frame**  
 Heating: **Forced Air**      Flooring: **Carpet,Ceramic Tile,Vinyl Plank**  
 Sewer:      Water Source:  
 Ext Feat: **Private Entrance,Private Yard**      Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer**  
 Int Feat: **Ceiling Fan(s),High Ceilings,Open Floorplan,Vinyl Windows,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`1" x 5`7"</b>	<b>Dining Room</b>	<b>Main</b>	<b>7`6" x 14`10"</b>
<b>Kitchen</b>	<b>Main</b>	<b>9`5" x 14`10"</b>	<b>Living Room</b>	<b>Main</b>	<b>12`4" x 14`11"</b>
<b>3pc Ensuite bath</b>	<b>Second</b>	<b>5`0" x 7`11"</b>	<b>4pc Bathroom</b>	<b>Second</b>	<b>5`1" x 7`11"</b>
<b>Bedroom</b>	<b>Second</b>	<b>12`1" x 15`2"</b>	<b>Bedroom</b>	<b>Second</b>	<b>10`1" x 13`0"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`4" x 11`5"</b>	<b>Bedroom - Primary</b>	<b>Second</b>	<b>16`9" x 15`2"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>12`0" x 11`3"</b>	<b>Game Room</b>	<b>Basement</b>	<b>15`10" x 14`9"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	<b>7`1" x 5`0"</b>			

Title: **Fee Simple**  
 Legal Desc: **0020445**

Zoning: **R1S**

Remarks

Pub Rmks: **Check out this GREENSPACE GETAWAY in WOOD BUFFALO!!! 164 J.W Mann is a 1900sq/ft home which has been beautifully renovated. This 2 storey w/ attached garage and driveway boasts 5 bedrooms, & 3.5 baths. There are 4 up (Perfect for the growing family) and 1 down. The soaring ceilings and exposed stairwell accessorized with a new helix chandelier will be sure to catch your eye when you come through the door. The main floor showcases seamless luxury vinyl plank flooring throughout the open concept floor plan and large window/back door capturing loads of natural light. The Main floor kitchen, dining and living room flow nicely together incapsulating a perfect setting for family gatherings and entertaining. You can experience main floor laundry in a deisgnated laundry room enrout to the Double heated MAINTAINED garage. There is also a half bath on the main. Upstairs you will be pleased with 4....yes 4 BEDROOMS. (And, they aren't small.) The Primary is HUGE and comes with a 3 piece ensuite bathroom and walk-in closet. You'll find a view of the greenspace morning and night from your large Primary Window. The 3 additional bedrooms are also sizeable. There is another 4 piece bathroom on this level. The basement boasts a good size bedroom, 4 piece bath, and recreation room making the perfect retreat for anyone in the family for game night, the inlaws or guests. Let's not forget to take in the amazing backyard with extensive stone work, a designated fire pit area, and 12x16 insulated and heated shed. This home is situated in a quiet mature neighbourhood tucked away in WOOD BUFFALO. Sellers attest to having the best neighbours and that you have 2 chances to catch the same bus . BONUS-You can take off out the back gate and enjoy the great outdoors!! It's literally right at your fingertips. Updates and Upgrades include: Exterior-2017- Siding, Shingles, and stone work. Luxury Vinyl plank throughtout the Main and lower level, Main/Upper-Updated paint, Electric fireplace, stone work and wood work, New light fixtures, garage floor freshly painted, and the driveway was mudjacked. Garage heater is 3 years old, A/C updated in 2012. The home has been professionally cleaned incuding carpets and ready for new buyers. Gazebo and furnishings can be negotiated. This location is just up the hill from the Fort McMurray Golf Club, a 2 minute walk to a strip mall for shopping and spa. Daycares and schools are within close proximity along with a copious amount of trails, and sellers say you have the ability to leave right from your house on skidoo, quad, dirt bike.. etc. BOOK NOW!! This one is a show stopper!!**

Inclusions: **Shed in backyard, window blinds, garage tv, receiver and speakers**  
 Property Listed By: **PEOPLE 1st REALTY**

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