



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**264 J W MANN #21, Fort McMurray T9H 5K4**

MLS® #: **A2196968**      Area: **Wood Buffalo**      Listing Date: **02/24/25**      List Price: **\$348,000**  
 Status: **Active**      County: **Wood Buffalo**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Semi Detached (Half Duplex)**  
 City/Town: **Fort McMurray**  
 Year Built: **2001**  
Lot Information  
 Lot Sz Ar:  
 Lot Shape:  
 Access:  
 Lot Feat:  
 Park Feat:

Finished Floor Area  
 Abv Sqft: **1,181**  
 Low Sqft:  
 Ttl Sqft: **1,181**

**Lawn**  
**Double Garage Attached**

DOM

**0**  
Layout  
 Beds: **3 (2 1 )**  
 Baths: **3.0 (3 0)**  
 Style: **Bungalow, Side by Side**  
Parking  
 Ttl Park: **2**  
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Fireplace(s), Forced Air, Natural Gas**  
 Sewer:  
 Ext Feat: **Other**  
 Construction: **Wood Frame**  
 Flooring: **Carpet, Ceramic Tile, Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer**  
 Int Feat: **Laminate Counters**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>3pc Bathroom</b>	<b>Main</b>	<b>5`6" x 9`0"</b>	<b>4pc Ensuite bath</b>	<b>Main</b>	<b>8`7" x 6`5"</b>
<b>Kitchen</b>	<b>Main</b>	<b>15`9" x 17`1"</b>	<b>Laundry</b>	<b>Main</b>	<b>6`9" x 7`10"</b>
<b>Living Room</b>	<b>Main</b>	<b>15`8" x 14`10"</b>	<b>Bedroom</b>	<b>Main</b>	<b>11`11" x 11`4"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`4" x 20`4"</b>	<b>4pc Bathroom</b>	<b>Lower</b>	<b>8`6" x 7`6"</b>
<b>Game Room</b>	<b>Lower</b>	<b>16`9" x 18`5"</b>	<b>Bedroom</b>	<b>Lower</b>	<b>12`2" x 12`6"</b>
<b>Game Room</b>	<b>Lower</b>	<b>15`1" x 29`6"</b>	<b>Furnace/Utility Room</b>	<b>Lower</b>	<b>8`10" x 7`6"</b>

Legal/Tax/Financial

Condo Fee:  
**\$480**

Title:  
**Leasehold**  
Fee Freq:  
**Monthly**

Zoning:  
**R2**

Legal Desc: **0123095**

Remarks

Pub Rmks: **Step into luxury living with this remarkable three-bedroom condo nestled within a secure gated community. Boasting an abundance of living space, this residence offers the perfect blend of comfort and elegance. With a large master bedroom on the main floor as well as an additional bedroom and attached garage, this home checks all the boxes. Downstairs you will find another bedroom with a beautiful ensuite as well as a large living room and a flex room as well. With its serene surroundings and convenient location, this property offers an unparalleled opportunity for comfortable, stylish living. Don't miss the chance to call this gated community gem your own. Schedule a viewing today**

Inclusions:  
Property Listed By: **furniture negotiable  
RE/MAX Connect**

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



