



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**167 JW MANN Drive, Fort McMurray T9H 5G8**

MLS®#: **A2202686**

Area: **Thickwood**

Listing Date: **03/14/25**

List Price: **\$474,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$20k, 15-May**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Fort McMurray**

Year Built:

**2000**

Lot Information

Finished Floor Area

Lot Sz Ar:

**3,550 sqft**

Lot Shape:

Abv Sqft:

**1,438**

Low Sqft:

Ttl Sqft:

**1,438**

DOM

**78**

Layout

Beds:

**4 (4 )**

Baths:

**2.5 (2 1)**

Style:

**2 Storey**

Parking

Ttl Park:

**4**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**Back Yard,Front Yard,Landscaped,Private**

**Concrete Driveway,Double Garage Attached,Garage Door Opener,Garage Faces Front,Insulated**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Fireplace(s),Forced Air,Natural Gas**

Sewer:

Ext Feat: **Lighting,Private Yard**

Construction:

**Vinyl Siding,Wood Frame**

Flooring:

**Ceramic Tile,Hardwood,Vinyl**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Electric Stove,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**

Int Feat:

**Kitchen Island,No Smoking Home,Sump Pump(s),Vinyl Windows**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>2pc Bathroom</b>	<b>Main</b>	<b>18`4" x 18`4"</b>
<b>Kitchen</b>	<b>Main</b>	<b>36`8" x 33`11"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>30`4" x 18`1"</b>
<b>Bedroom</b>	<b>Second</b>	<b>42`11" x 36`4"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>52`6" x 37`9"</b>
<b>Office</b>	<b>Basement</b>	<b>23`6" x 19`8"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Dining Room</b>	<b>Main</b>	<b>36`8" x 25`8"</b>
<b>Furnace/Utility Room</b>	<b>Main</b>	<b>53`4" x 32`3"</b>
<b>Bedroom</b>	<b>Second</b>	<b>48`5" x 31`2"</b>
<b>Bedroom</b>	<b>Second</b>	<b>36`11" x 31`9"</b>
<b>3pc Bathroom</b>	<b>Basement</b>	<b>23`0" x 19`8"</b>
<b>Game Room</b>	<b>Basement</b>	<b>50`10" x 50`0"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**0020445**

Zoning:  
**R1S**

Remarks

Pub Rmks:

**HEATED GARAGE, 4-BEDS UP, HOT-TUB, PRIVATE YARD, CLOSE TO GOLF COURSE, FINISHED BASEMENT!** Nestled in the heart of an outdoor enthusiast's paradise, this stunning home offers the perfect blend of adventure and comfort. Just minutes from a pristine golf course, endless ATV and hiking trails, a waterpark, and top-tier outdoor sports facilities, this location is second to none for those who love to explore and stay active. Inside, this spacious home boasts 4 bedrooms up, 2.5 baths, and a fantastic den, perfect for a home office or cozy retreat. The warmth of two gas fireplaces makes for a welcoming ambiance year-round, while the well-designed layout provides ample space for families of all sizes. Love to entertain? Step into your private backyard oasis, where a large entertainer's deck awaits, complete with a gazebo, hot tub, and plenty of room for gatherings with family and friends. Whether hosting summer BBQs or enjoying peaceful evenings under the stars, this space is built for making memories. Located close to schools, parks, and shopping, 167 JW Mann is not just a home; it's a lifestyle. Whether you're seeking adventure, relaxation, or the perfect family-friendly community, this home delivers it all. Don't miss out on this opportunity!

Inclusions:  
Property Listed By:

Fridge, stove, hood fan, dishwasher, washer and dryer, window coverings, fridge in the basement, hot tub, gazebo, garage opener and remote RE/MAX Connect

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













